

# Property Inspection Report



PPREI Cell: 404-617-4973/Email: info@ppinspect.com/www.ppinspect.com



680 Trinity Place, Suwanee, Ga. 30024

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**Inspection Date:**

Apr 12, 2021

**This confidential report is prepared exclusively for:**

S. Zimmer

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

Paris Pressley: R-5 Master Residential Building Inspector & State License Residential 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

<b>Approximate Age:</b>	2004
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	West
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Damp
<b>Temperature:</b>	79

## THE HOUSE IN PERSPECTIVE

[Well Built / Maintenance](#)

## 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.

This home was furnished at the time of the inspection and some areas were not visible at several rooms

## Major Concerns

### Grounds

Pool gate not self latching when closing is a child safety concern; rear deck stairs steep; rear deck stairs poorly bearing on the main deck floor rim; stair rail guards coming out of railings; there are no handrails at the deck stairs and at the masonry stairs leading from the driveway down to the basement level; There is no ground cover at the yard on the right side of the property; missing drainage holes at some retaining walls; retaining wall at the left side yard has a movement crack; wood gate to the pool equipment needs paint; missing grout between pool deck pavers and coping around the pool; missing grout between pool deck pavers and the coping around the pool may allow water to drain into soils around pool if there is no barrier;

### Roof

Gutters and or downspouts appear to be leaking at the rear deck over the patio; TV dish bolted to the roof can leak over time; front chimney leaning to the left; stucco bulge cracks in chimneys visible; debris in gutters;

### Heating

Furnace in 2nd utility room has a open electrical junction box with exposed wire connections in the controls area;

### Cooling

One AC unit installed close to the side of the home can create poor air circulation at the side of house;

### Kitchen

Belongings in dishwasher and could not operate (verify D/W operational); there is a exhaust fan terminal blocked closed and on missing door flap at rear exterior wall (verify is in use)

## Potential Safety Hazards

### Garage

Two vehicle door sensors did not reverse the doors when a obstruction was placed in the sensors view (two left doors);

### Electrical

Patio outlet tested open ground; there is a hole in the bottom of the distribution panel in the utility room can let sparks escape; could not verify where is the GFCI reset for the patio outlets; each distribution panel cover has only two screws where there should be 6;

### Laundry

Laundry room wash sink drain pipe is S-Trap (can let sewer gas, Methane gas radon gas into the living space)(need a mechanical vent in the waste pipe system under the sink.

## Items to Monitor

### Grounds

Some hose faucets leak at the handles and some missing anti siphon devices; several large lizards noticed at the right side of the house near the basement door entry;

### Exterior

Front balcony floor over front door has a slight slope to the left; settling crack in brick veneer to the left of the patio at the top of the wall; settling cracks at the stucco wall at the side of the deck stairs; patio wood ceiling appears to have water intrusion and stained paint (verify no floor leaks above); there is a downspout drain pipe coming out the side of the front right bed patio foundation wall that is leaking at the joint;

### Garage

Cracks in the stucco wall at the right side of the garage (rear yard side);

### Electrical

Patio ceiling fan blades are drooping;

### Heating

Some furnaces appear to be older models;

### Kitchen

Kitchen floor appears to settle under the island and family room floor appears to slope to the left when looking from the foyer entry side; basement kitchen icemaker not operational and corner cabinet rotating shelf defective;

### Bathroom3

Girls bedroom bath cabinet drawer sticks and sink stopper defective;

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## Grounds

There is no ground cover at the yard on the right side of the property; missing drainage holes at some retaining walls; retaining wall at the left side yard has a movement crack; wood gate to the pool equipment needs paint; missing grout between pool deck pavers and coping around the pool; missing grout between pool deck pavers and the coping around the pool may allow water to drain into soils around pool if there is no barrier;

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## Exterior

There is no caulk bead over the tops of AC boxes attached to brick; missing bead of caulk around light fixtures mounted on brick and stucco can allow water behind and into wall space; soil contact brick and mortar several areas can cause damage; there are calcium deposits on the brick veneer at the basement wall above the door (verify any water leaks at the main floor deck area above);

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## Roof

Pipe flashing is installed on top of shingles and face nailed (can leak over time); TV dish bolted to the roof deck at the rear of the house can cause leaks; holes in roof shingles seen from the rear right bedroom. there are rafter humps in the roof seen from the rear yard; roof-to wall flashing pushed up at the rear roof and wall corner seen from the deck;

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## Electrical

Exposed wire connections in the basement utility room furnace (open junction box inside furnace); the electrical cable on the left side of the water heater has been stapled to the wall stud can cause damage to the cable (the conduit should be stapled to the stud not the cable);

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## Cooling

Refrigerant line insulation deteriorated at some areas behind AC units. It is advised to have all HVAC systems checked for maintenance and service by a certified HVAC technician. Condensate drain pipes pour at the foundation can cause excessive moisture in the soil at the foundation;

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## Laundry

There is no drain pan installed under the washer; the wash sink faucet is loose at the base on the sink top; dryer vent terminal at the exterior wall has the door stuck open and lint debris in exhaust hood

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## Room1

Main Level: Side service door deadbolt lock not striking plate fully; bar sink has a S-Trap in drain pipe system that can let sewer gas, methane gas and Radon gas into house; fireplace doors defective at the family room; missing light fixture at the parlor ceiling; cracks in wood walls and trim at baby room; Master bed floor pops and settles near the bed; door screen defective at patio; main stairwell outlet not energized; right parlor window not operating properly and defective crank at left window (it is advised to check all windows and verify the properly crank in and out and hardware operational);

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## Room2

2nd Level: Right hall light switch is not 2 way (can turn light off but not on); child's bed door lock defective; there is dry rot, termite damage or water damage at stairwell window; floor pops at girl bedroom; main stairwell outlet not energized;

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## Room3

Basement wet room door rub door frame; basement bed closet door drags on carpet; basement utility room wall insulation installed backwards (insulation paper should face heated space) basement patio paddle fan blades drooping; basement patio outlet next to exterior door tested open ground; could not find the GFCI receptacle reset for the patio outlets; there are heavy calcium deposits on the brick veneer at the basement patio over the exterior door (verify if there is water intrusion to this wall and there is not water damage in wall);

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## Bathroom1

One of the 1/2 baths exhaust fan has excessive hum when operating;

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## Bathroom2

Baby bedroom bath floor slopes to the sink cabinet;

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## Bathroom4

Rear right bed bath shower door stuck and cannot operate properly, floor slopes to doorway, rust at tub drain outlet, left cabinet door hinge defective;

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## Bathroom5

Basement bath mirror missing, sink faucet handles do not stop when turning water on and off and shower door drags on shower curb too much; basement bath door lock not striking plate when door is closed;

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**Bathroom6**

Master bath has low water flow at the left sink faucet hot water side; excessive hum in exhaust fan; air vent not secured to the toilet room wall;

**Basement**

Mold like substance and stains on the foundation exterior wall at the right side of the house (below the vacuum canister)(verify no water intrusion caused by downspouts on the right side of the house and no leaking gutters); insulation in the utility room wall installed the wrong way (paper should face the heated space): verify there are CO detectors located in areas where furnaces are located in the basement:

**Interior**

Missing ceiling insulation behind furnace; there are blisters in the paint on the pull down stairs door panel near the hinge end;

# Grounds

**Service Walks**

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

**Comments** The brick pavers at the left side of the house has settle some and have trip hazards where sections meet;

**Stoops/Steps**

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

**Comments** Rear deck stairs steep, rear deck stairs poorly bearing on main deck floor, rail guards detaching and missing handrails;

**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

**Comments** Based on stains in the patio ceiling the main deck floor may be allowing water to leak through and onto the ceiling below

**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

**Comments** Pool gate at the right side of the yard is loose at the posts and not latching properly

**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  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  Drainage holes recommended

**Comments** Cracks in the retaining wall at the left side of the house; could not verify proper drain holes in retaining walls

**Hose bibs**

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

**Ground General Comments:**

**Major Concern:**

Pool gate not self latching when closing is a child safety concern; rear deck stairs steep; rear deck stairs poorly bearing on the main deck floor rim; stair rail guards coming out of railings; there are no handrails at the deck stairs and at the masonry stairs leading from the driveway down to the basement level; There is no ground cover at the yard on the right side of the property; missing drainage holes at some retaining walls; retaining wall at the left side yard has a movement crack; wood gate to the pool equipment needs paint; missing grout between pool deck pavers and coping around the pool; missing grout between pool deck pavers and the coping around the pool may allow water to drain into soils around pool if there is no barrier;

**Item to Monitor:**

Some hose faucets leak at the handles and some missing anti siphon devices; several large lizards noticed at the right side of the house near the basement door entry;

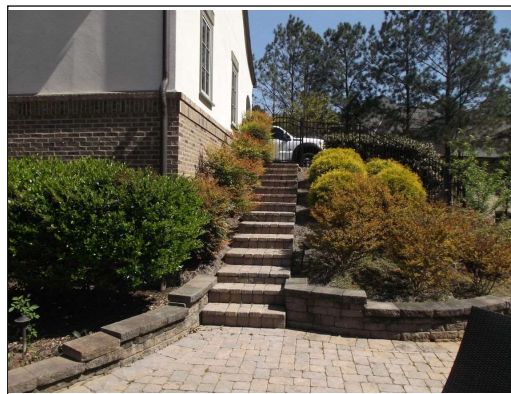
**Maintenance:**

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**Grounds Pictures**



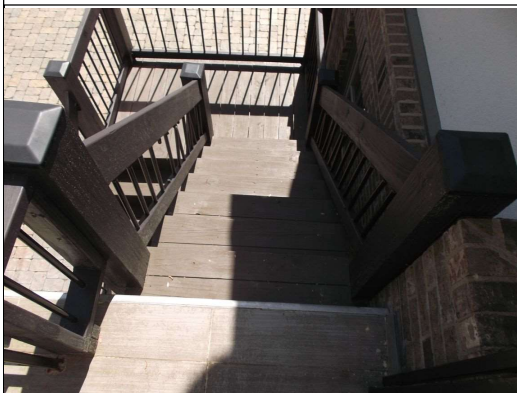
No ground cover soil erosion protection



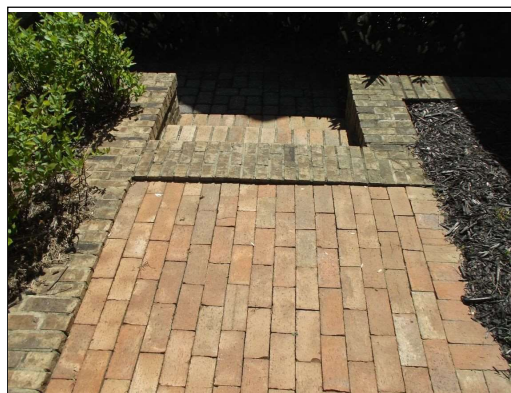
No handrail at rear yard stairs



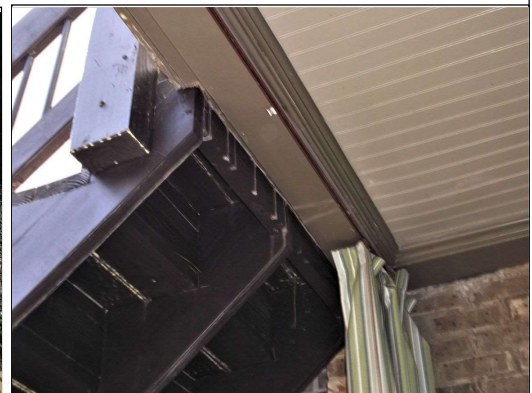
Balusters detaching from stair railing



Deck stairs too steep & missing handrails



Trip hazard at walkway and steps brick



Rear deck stairs are poorly bearing on rim

# 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**  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:**

## 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**

## Exterior A/C - Heat pump # 1

**Unit #1**      **Location** Side of House

**Brand:** 2 Lennox, 1 York      **Model #:** General      **Approx Age:** 3+ and 13+

**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): 30      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 A/C - Heat pump #2

**Unit #2**      **Location** York, Lennox

**Brand:** Rear of House      **Model #:** General      **Approx Age:** 3+

**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): 30      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:

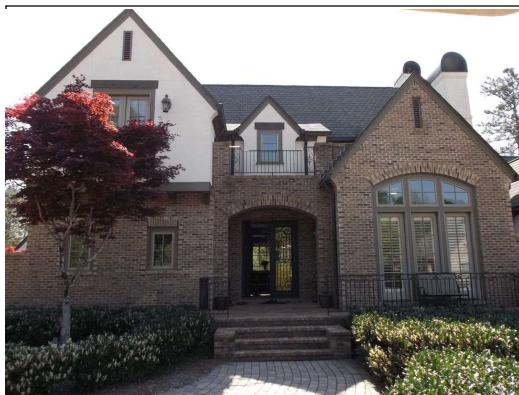
**Item to Monitor:**

Front balcony floor over front door has a slight slope to the left; settling crack in brick veneer to the left of the patio at the top of the wall; settling cracks at the stucco wall at the side of the deck stairs; patio wood ceiling appears to have water intrusion and stained paint (verify no floor leaks above); there is a downspout drain pipe coming out the side of the front right bed patio foundation wall that is leaking at the joint;

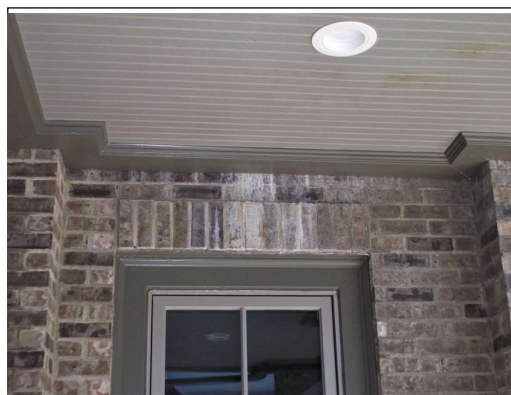
**Maintenance:**

There is no caulk bead over the tops of AC boxes attached to brick; missing bead of caulk around light fixtures mounted on brick and stucco can allow water behind and into wall space; soil contact brick and mortar several areas can cause damage; there are calcium deposits on the brick veneer at the basement wall above the door (verify any water leaks at the main floor deck area above);

## Exterior Pictures



Front balcony settles to the left



Calcium deposits on brick at lower patio



Possible water intrusion at patio ceiling





Missing bead of caulk over electrical boxes



Movement crack at brick at rear brick corner



Drain pipe leak at side of front patio

# Roof

## Roof Visibility

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

**Comments** Roof humps visible in the roof deck at the rear main roof caused by rising rafters at the humps

## 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 15+ Location West Style Gable Type Asphalt shingles

## 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:

Gutters and or downspouts appear to be leaking at the rear deck over the patio; TV dish bolted to the roof can leak over time; front chimney leaning to the left; stucco bulge cracks in chimneys visible; debris in gutters;

### Maintenance:

Pipe flashing is installed on top of shingles and face nailed (can leak over time); TV dish bolted to the roof deck at the rear of the house can cause leaks; holes in roof shingles seen from the rear right bedroom. there are rafter humps in the roof seen from the rear yard; roof-to wall flashing pushed up at the rear roof and wall corner seen from the deck;

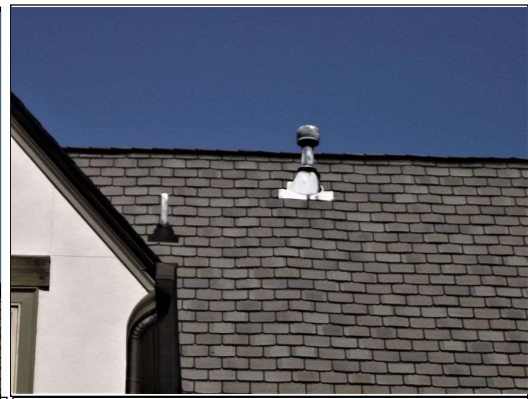
## Roof Pictures



Front chimney leans to the left



Bulge cracks in chimney stucco



Humps in roof deck/pipe flashing face nailed



Holes in in roof shingles seen from bed



Roof-to-wall flashing lifting at rear of house



TV dish bolted to the roof at the rear of house

## Garage/Carport

ADD

### 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:**

**Safety Hazard:**  
 Two vehicle door sensors did not reverse the doors when a obstruction was placed in the sensors view (two left doors);

**Item to Monitor:**  
 Cracks in the stucco wall at the right side of the garage (rear yard side);

### Garage/Carport Pictures



Cracks in stucco filled and painted



Gutter sagging over vehicle doors

# 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:

Patio outlet tested open ground; there is a hole in the bottom of the distribution panel in the utility room can let sparks escape; could not verify where is the GFCI reset for the patio outlets; each distribution panel cover has only two screws where there should be 6;

### Item to Monitor:

Patio ceiling fan blades are drooping;

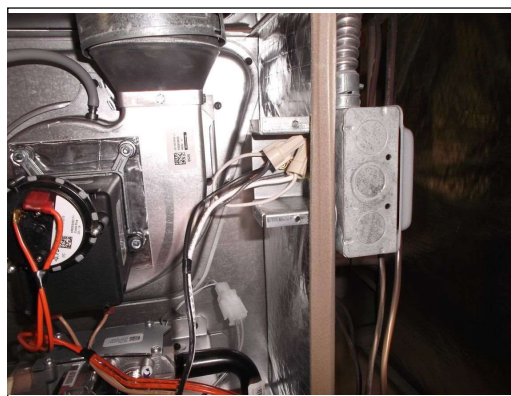
### Maintenance:

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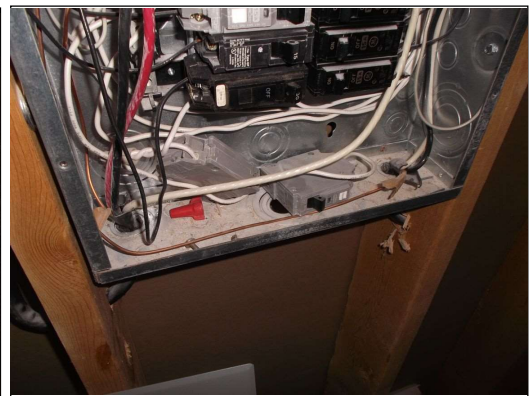
## Electrical Pictures



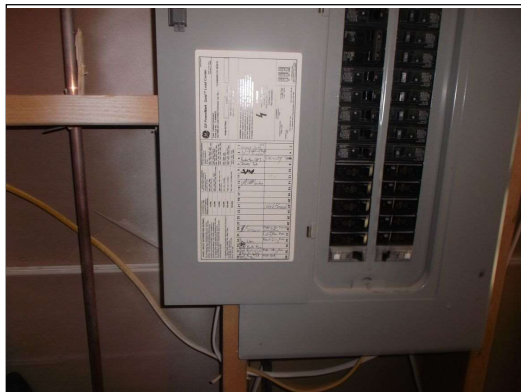
Lower patio ext. outlet tested open ground



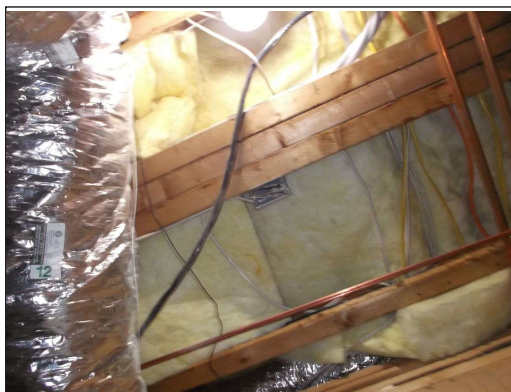
Open junction box in basement furnace



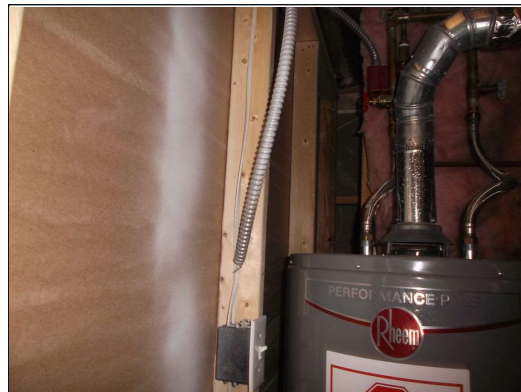
Hole in the bottom of distribution panel



Basement panel directory missing breaker list



Open junction box in utility room ceiling



Electrical cable stapled instead of conduit

## Plumbing

### Water service

**Main shut-off location:** Near the street

**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:** Rheem x 2

**Capacity:** 50 x 2 **Approx. age:** 2018

**Type**  Gas  Electric  Oil  LP  Other

**Combustion air venting present**  N/A  Yes  No **Seismic restraints needed**  N/A  Yes  No

**Relief valve**  Yes  No **Extension proper:**  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

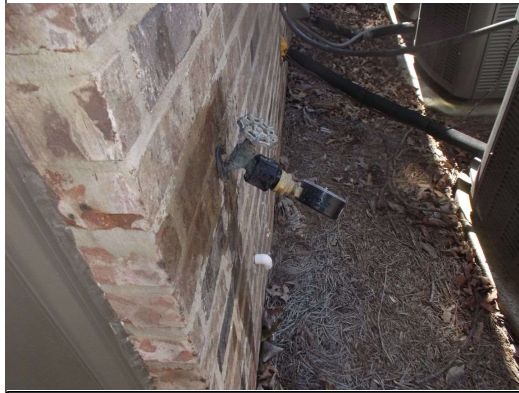
**Condition**  Satisfactory  Marginal  Poor

### Plumbing General Comments:

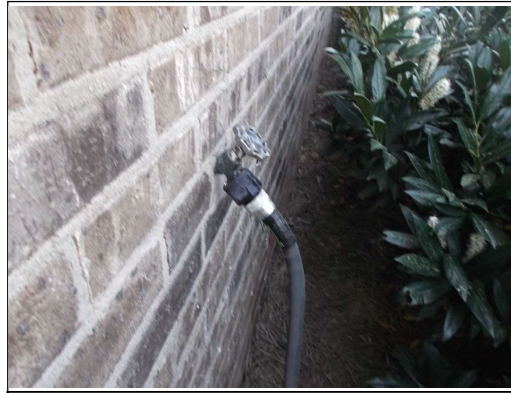
#### Maintenance:

Gas pipe leading to the attic furnace sediment trap is not properly positioned can let trash in gas bypass and get into controls at the furnace; deck exterior hose faucet missing anti siphon device; some exterior hose faucets leaking at handles;

## Plumbing Pictures



Hose faucet at right side leaks at handle



Hose faucet leaks at handle left side of house



Improper sediment trap @ gas pipe to furnace

## Heating

### Heating system

**Unit #1** Brand name: Lennox Location Attic  
 System condition  Satisfactory  Marginal  Poor  Recommended HVAC technician examine Approx. age:

**Unit #2** Brand name: Lennox, York Location Basement Utility Room  
 System condition  Satisfactory  Marginal  Poor  Recommended HVAC technician examine Approx. age:

**Unit #3** Brand name: Lennox Location Basement 2nd Utility Room  
 System condition  Satisfactory  Marginal  Poor  Recommended HVAC technician examine Approx. age:

**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

**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:**

**Major Concern:**

Furnace in 2nd utility room has a open electrical junction box with exposed wire connections in the controls area;

**Item to Monitor:**

Some furnaces appear to be older models;

## Heating Pictures



Attic furnace older model



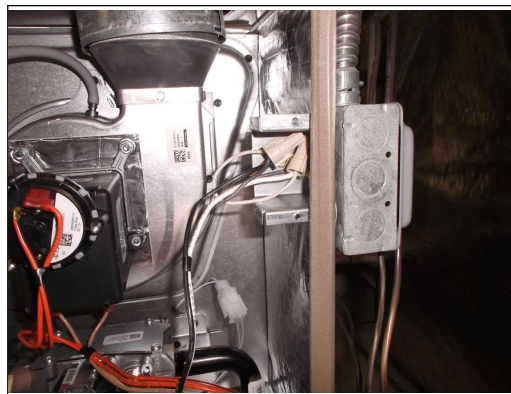
Utility room furnaces one older model



Utility room furnace



Other utility room furnace older model



Open junction box @ 2nd utility room furnace

# Cooling System

## Heat Pump - A/C Unit #1

Brand Name: Lennox and Yorks Location: Side and Rear of home Approx. age:  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:

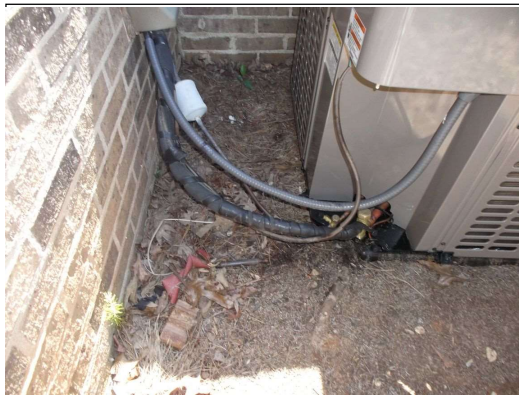
### Major Concern:

One AC unit installed close to the side of the home can create poor air circulation at the side of house;

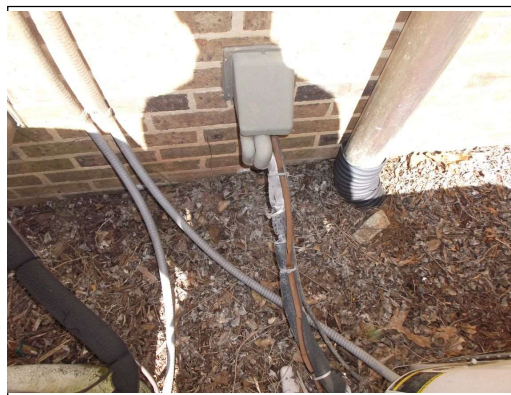
### Maintenance:

Refrigerant line insulation deteriorated at some areas behind AC units. It is advised to have all HVAC systems checked for maintenance and service by a certified HVAC technician. Condensate drain pipes pour at the foundation can cause excessive moisture in the soil at the foundation;

## Cooling Pictures



Refrigerant line insulation deteriorated



Condensate pipes pour at foundation



Poor clearance around at AC

## 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:****Major Concern:**

Belongings in dishwasher and could not operate (verify D/W operational); there is a exhaust fan terminal blocked closed and on missing door flap at rear exterior wall (verify is in use)

**Item to Monitor:**

Kitchen floor appears to settle under the island and family room floor appears to slope to the left when looking from the foyer entry side; basement kitchen icemaker not operational and corner cabinet rotating shelf defective;

**Maintenance:**

Kitchen sink faucet loose at the base;

## Kitchen Pictures



Sink faucet loose at the base



Belongings in dishwasher/not operated



Kitchen floor settling at island

## 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:

#### Safety Hazard:

Laundry room wash sink drain pipe is S-Trap (can let sewer gas, Methane gas and radon gas into the living space)(need a mechanical vent in the waste pipe system under the sink).

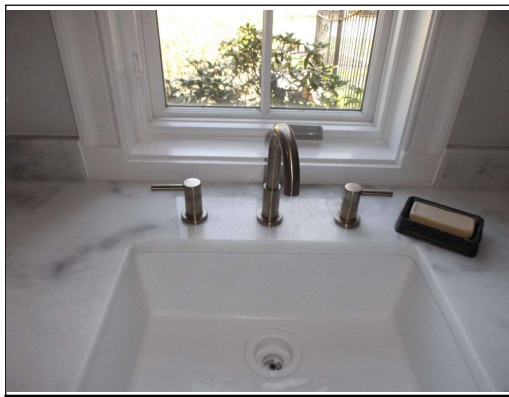
#### Maintenance:

There is no drain pan installed under the washer; the wash sink faucet is loose at the base on the sink top; dryer vent terminal at the exterior wall has the door stuck open and lint debris in exhaust hood

## Laundry Pictures



No washer drain pan installed



Sink faucet loose at the base



Dryer terminal door stuck open &amp; lint debris

## Rooms

Location: Main Level

Type: Main Floor

**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:

#### Maintenance:

Main Level: Side service door deadbolt lock not striking plate fully; bar sink has a S-Trap in drain pipe system that can let sewer gas, methane gas and Radon gas into house; fireplace doors defective at the family room; missing light fixture at the parlor ceiling; cracks in wood walls and trim at baby room; Master bed floor pops and settles near the bed; door screen defective at patio; main stairwell outlet not energized; right parlor window not operating properly and defective crank at left window (it is advised to check all windows and verify the properly crank in and out and hardware operational);

## Rooms Pictures



S-Trap under bar sink



Fireplace doors defective



Missing light fixture at parlor

## Room 2

### Room

**Location:** 2nd Level

**Type:** Bedrooms...

**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

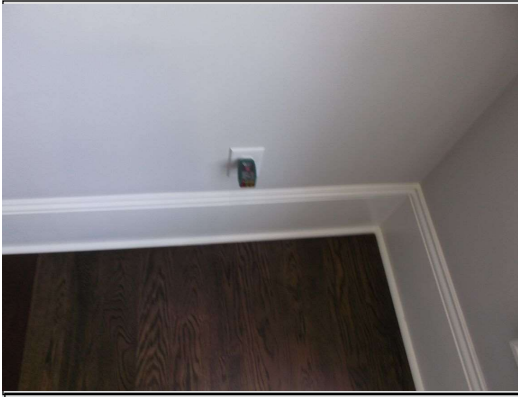
**Ceiling fan**  N/A  Satisfactory  Marginal  Poor  Recommend repair/replace

### Room 2 General Comments:

#### Maintenance:

2nd Level: Right hall light switch is not 2 way (can turn light off but not on); child's bed door lock defective; there is dry rot, termite damage or water damage at stairwell window; floor pops at girl bedroom; main stairwell outlet not energized;

## Room2 Pictures



Outlet not energized at the stairwell



Window seal dry rot, water damage, termite?

## Room 3

### Room

**Location:** Basement

**Type:** Rooms...

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No **Where:** Utility room concrete wall right side of house

**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 3 General Comments:

#### Maintenance:

Basement wet room door rub door frame; basement bed closet door drags on carpet; basement utility room wall insulation installed backwards (insulation paper should face heated space) basement patio paddle fan blades drooping; basement patio outlet next to exterior door tested open ground; could not find the GFCI receptacle reset for the patio outlets; there are heavy calcium deposits on the brick veneer at the basement patio over the exterior door (verify if there is water intrusion to this wall and there is not water damage in wall);

## Room3 Pictures



Stains on wall at utility room side of house



Basement patio outlet tested open ground



Calcium deposits on basement patio brick

## Bathroom 1

**Location:** Main Level

**Type:** 1/2 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 1 General Comments:

#### Maintenance:

One of the 1/2 baths exhaust fan has excessive hum when operating;

# Bathroom 2

**Location:** Baby Bedroom **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

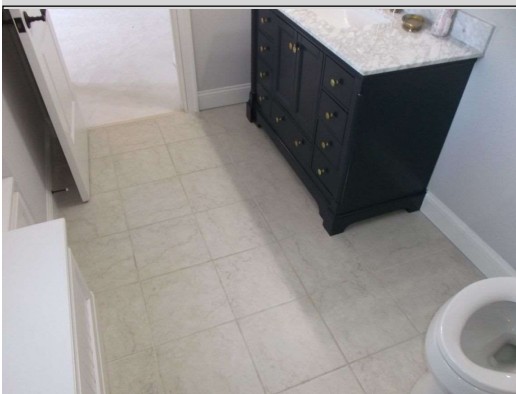
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 2 General Comments:

### Maintenance:

Baby bedroom bath floor slopes to the sink cabinet;

## Bathroom2 Pictures



Baby bed bathroom floor slopes to sink

Insert Picture

# Bathroom 3

**Location:** Girls Bedroom

**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 3 General Comments:

### Item to Monitor:

Girls bedroom bath cabinet drawer sticks and sink stopper defective;



# Bathroom 4

**Location:** Rear right bedroom 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:

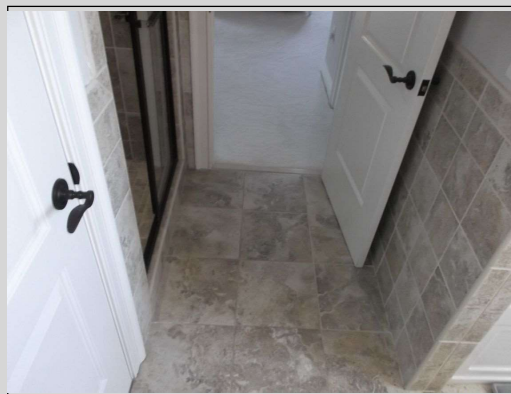
### Maintenance:

Rear right bed bath shower door stuck and cannot operate properly, floor slopes to doorway, rust at tub drain outlet, left cabinet door hinge defective;

## Bathroom4 Pictures



Tub drain outlet has corrosion



Bath floor slopes to doorway

# Bathroom 5

**Location:** Basement 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 5 General Comments:

### Maintenance:

Basement bath mirror missing, sink faucet handles do not stop when turning water on and off and shower door drags on shower curb too much; basement bath door lock not striking plate when door is closed;

## Bathroom5 Pictures



Sink faucet handles keep turning

# Bathroom 6

**Location:** Master 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

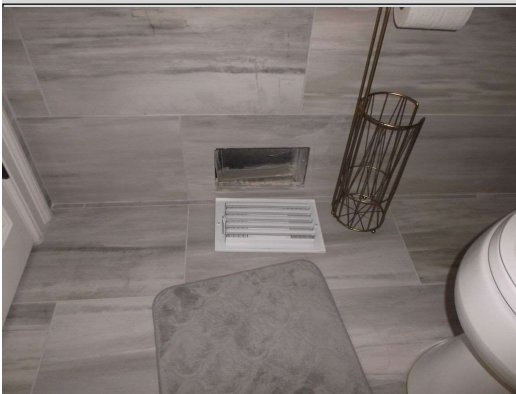
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 6 General Comments:

### Maintenance:

Master bath has low water flow at the left sink faucet hot water side; excessive hum in exhaust fan; air vent not secured to the toilet room wall;

## Bathroom6 Pictures



# 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:

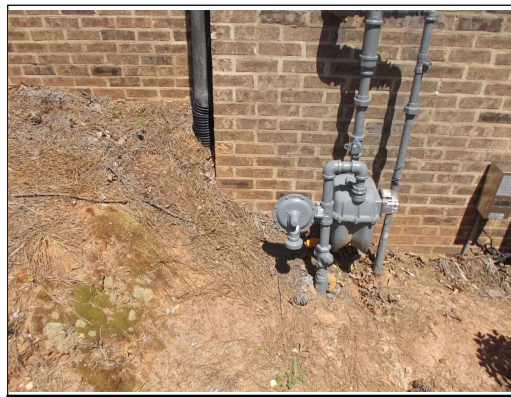
### Maintenance:

Mold like substance and stains on the foundation exterior wall at the right side of the house (below the vaccum canister)(verify no water intrusion caused by downspouts on the right side of the house and no leaking gutters); insulation in the utility room wall installed the wrong way (paper should face the heated space); verify there are CO detectors located in areas where furnaces are located in the basement;

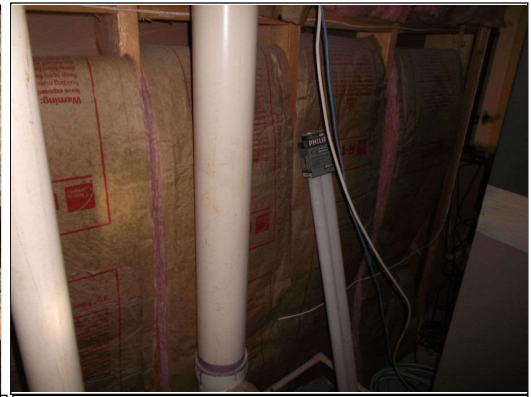
## Basement Pictures



Stains inside the basement wall



Area outside the basement wall near stairs



Insulation installed backwards at utility room

## 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

### No Fireplace

### 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:** \_\_\_\_\_  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

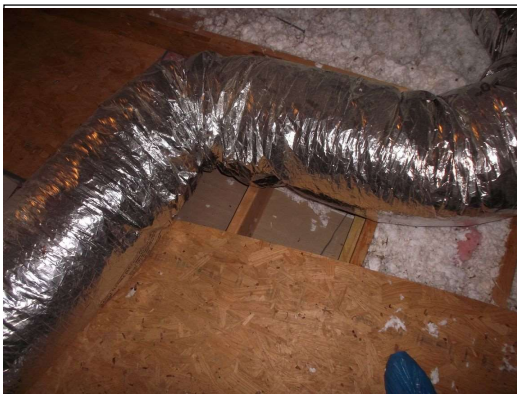
**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  Other \_\_\_\_\_

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

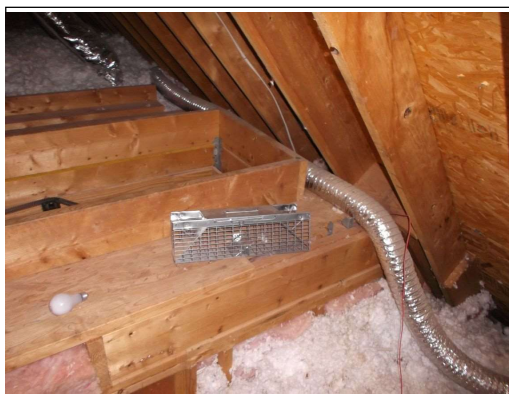
**Evidence of condensation**  Yes  No **Evidence of moisture**  Yes  No **Evidence of leaking**  Yes  No

**Interior General Comments:****Maintenance:**

Missing ceiling insulation behind furnace; there are blisters in the paint on the pull down stairs door panel near the hinge end;

**Interior Pictures**

Missing ceiling insulation behind furnace



Rodent trap in attic



Paint blistered at pulldown attic door

## 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.