

PROPERTY INSPECTION REPORT



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1372 Gates Cir. SE. Atlanta, GA

Inspection Date:

May 25, 2021

This confidential report is prepared exclusively for:

V Coore

Prepared By:

PPREI

Report Number:

1599

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: 2003
Style: Single Family
Main Entrance Faces: West
State of Occupancy: Vacant
Weather Conditions: Sunny
Recent Rain: No
Ground Cover: Dry
Temperature: 81

THE HOUSE IN PERSPECTIVE

Well Built / Repair

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.

Major Concerns

Electrical

Doorbell button not in place (doorbell rings when wires touch); front porch light did not illuminate; garage exterior light did not illuminate; rear door exterior light did not illuminate; There is a electrical cable entering a hole in the top of the distribution panel box where the cable is rubbing sharp metal outside the bushing (in the garage);

Kitchen

Dishwasher has major mechanical noise when operating;

Bathroom3

Shower headroom very low when entering shower;

Potential Safety Hazards

Kitchen

The electrical conduit is detached from the bottom of the disposal is a safety and shock hazard;

Items to Monitor

Exterior

The HVAC unit is original to the house. Furnaces last about 20 to 23 years of good use and AC units have a good life of about 20 years if maintained properly.

Cooling

AC unit original to the house 2003. AC units have a good life of about 19 years;

Maintenance

Grounds

Soil has poor slope away from the rear of the building and at the utility room door entry may cause standing water and water to pond during heavy rain and long rain (soil grade should have a grade slope of 6 inches away for the first 10 feet away from the foundation on all sides); excessive bushes growing into the rear yard usable area;

Exterior

Wood trim near need for painting; there is a open gap where the brick nears the foundation at the front of the building (close with cement or mortar); missing bead of caulk around light fixtures mounted onto the siding and brick can allow water to get behind and into holes in the walls; missing bead of caulk across the tops of the electrical meter and across the top of the AC unit disconnect box mounted on the siding (can allow water behind boxes and into holes in the siding); window glass fogged at the window on the left side of the house at the 2nd level window screens missing at the rear of the home at the 2nd level; rear door frame has water damage at the bottom; utility room door threshold not properly supported can cause damage and can come loose (wood support should be installed under threshold); utility room door bump door frame when closing; based on the mud on the siding at the rear of the home the gutter is overflowing and downspout and or gutter may be filled with debris (clean rear gutters); the AC unit ID label and name plate have come off the unit and cannot verify the name nor the serial number;

Roof

Roof covering is in the last years of good use; there are bolts screwed into the garage roof deck covered with tar can cause leaks over time; there is a TV dish bolted to the roof deck that can cause leaks; there are TV dish brackets bolted to the roof that can cause leaks over time; the roof shingles show signs of wear, fiberglass fibers are showing some areas and some shingles are damaged at the garage roof and the front porch roof; pipe flashing has been installed on top of the shingles and face nailed at the rear roof (can cause leaks over time, there should be no exposed nails in the bottom flange of the pipe and vent flashing);

Garage

Vehicle door sensors needs adjustment (door would not come down unless hold the wall button, has to press the wall opener button 2 times to let the door up and door stops if the button is released when letting door down); the door opener rear light did not illuminate as the vehicle door was opening; ceiling light did not illuminate when switched on (no bulb in place); water damage to vehicle door frame at the bottom on the left side;

Plumbing

Water heater original to the home 2003 and may be in the last years of good use (water heaters last about 12 years); copper and steel pipe join above the water heater without dielectric fittings can cause corrosion at fittings and solder joints; there is no expansion tank above the water heater; the water pressure was high at the master bath tub;

Heating

Air ducts have dust inside; too hot to operate furnace can damage heat exchanger and the AC was operating when the inspector entered the home; can hear humming from the kitchen wall where the AC is operating (sink wall); It is advised to have a certified HVAC technician check the systems before closing;

Cooling

Condensate drain pipe dripping at the foundation;

Kitchen

Pantry light not illuminating; the gas was shut off to the stove; stove was red tagged buy the gas provider stating defective systems; some pilots not operating at the stove; there is no anti tilt device connected to the stove; ceiling light was slow to illuminate when first turned on; disposal did not operate; there are some stains on the floor vinyl in front of the stove and near the pantry door; there is no refrigerator installed at the time of the inspection;

Laundry

Dryer vent terminal at the exterior wall at the left side of the house if for a bath fan (dryer exhaust vent terminals shall have no louvers, grills or covers only a door flap);

Room1

Dining room left window hard to let down when closing and locks not fully engaging latch or strike; rear exterior door bumps door frame; rear door exterior light did not illuminate; daylight at the bottom of the front storm door; carpet soiled; smoke alarm not installed at the hall ceiling;

Room2

Carpets soiled; master bed ceiling fan popping when rotating; smoke alarm not installed at the hall; master bed right window glass coming out the frame and latch broken; master bed door bump when closing and swings closed after opening; master bed left window lock not latching;

Bathroom1

1st floor bath missing sink and tub stoppers; missing caulk where the toilet rest on the floor; missing screw nut to hold the toilet on the floor;

Bathroom2

2nd floor hall bath missing tub stopper, tub faucet knob missing cap and no caulk where the toilet rest on the floor; dry stains on cabinet floor;

Bathroom3

Master bath closet light not operating, no caulk where toilet rest on the floor; no toilet seat installed, no sink stopper, stains on sink cabinet floor, stains in sink counter finish;

Interior

Smoke alarms have been removed; missing flooring where entering the attic from the ladder is a fall hazard; fireplace needs cleaning; master bed ceiling fan has popping noise when rotating and fan wobbles slightly when operating; one master bed window glass pushed out of the frame (pushed to the outside); carpets soiled; master bedroom left window locks not latching; screens missing at the rear upper windows;

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
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:

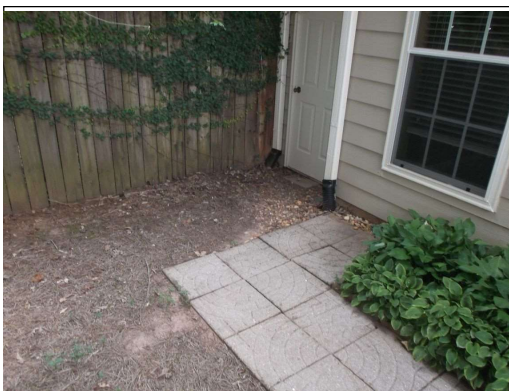
Maintenance:

Soil has poor slope away from the rear of the building and at the utility room door entry may cause standing water and water to pond during heavy rain and long rain (soil grade should have a grade slope of 6 inches away for the first 10 feet away from the foundation on all sides); excessive bushes growing into the rear yard usable area;

Grounds Pictures



Poor soil away from the foundation



Poor soil slope away from the utility room

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:** **Door condition:**
Other door **Weatherstripping:** **Door condition:**
Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of House
Brand: Label removed **Model #:** **Approx Age:**2003
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 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:

The HVAC unit is original to the house. Furnaces last about 20 to 23 years of good use and AC units have a good life of about 20 years if maintained properly.

Maintenance:

Wood trim near need for painting; there is a open gap where the brick nears the foundation at the front of the building (close with cement or mortar); missing bead of caulk around light fixtures mounted onto the siding and brick can allow water to get behind and into holes in the walls; missing bead of caulk across the tops of the electrical meter and across the top of the AC unit disconnect box mounted on the siding (can allow water behind boxes and into holes in the siding); window glass fogged at the window on the left side of the house at the 2nd level; window screens missing at the rear of the home at the 2nd level; rear door frame has water damage at the bottom; utility room door threshold not properly supported can cause damage and can come loose (wood support should be installed under threshold); utility room door bump door frame when closing; based on the mud on the siding at the rear of the home the gutter is overflowing and downspout and or gutter may be filled with debris (clean rear gutters); the AC unit ID label and name plate have come off the unit and cannot verify the name nor the serial number;

Exterior Pictures



Water damage to rear door frame



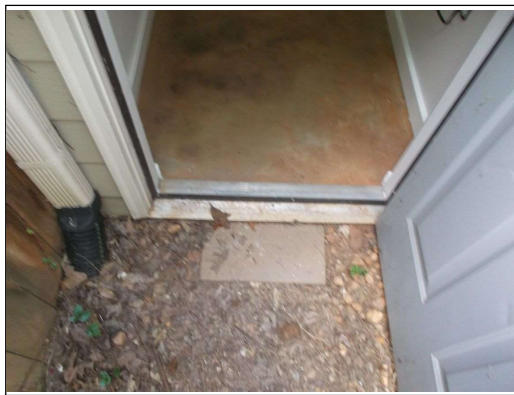
Missing bead of caulk over electrical boxes



Missing bead of caulk around light on walls



Window fogged at the left side of house



Utility room door threshold not supported



Missing screens at the rear windows

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 18 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:

Maintenance:

Roof covering is in the last years of good use; there are bolts screwed into the garage roof deck covered with tar can cause leaks over time; there is a TV dish bolted to the roof deck that can cause leaks; there are TV dish brackets bolted to the roof that can cause leaks over time; the roof shingles show signs of wear, fiberglass fibers are showing some areas and some shingles are damaged at the garage roof and the front porch roof; pipe flashing has been installed on top of the shingles and face nailed at the rear roof (can cause leaks over time, there should be no exposed nails in the bottom flange of the pipe and vent flashing;

Roof Pictures



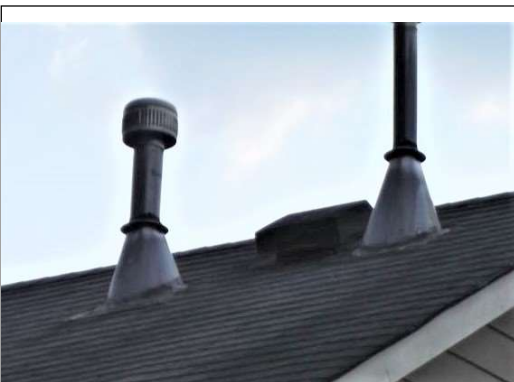
TV dish bolted to roof can cause leaks



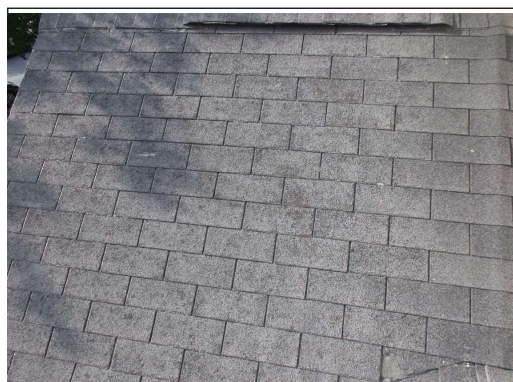
Plastic pipe flashing on top shingles face nailed



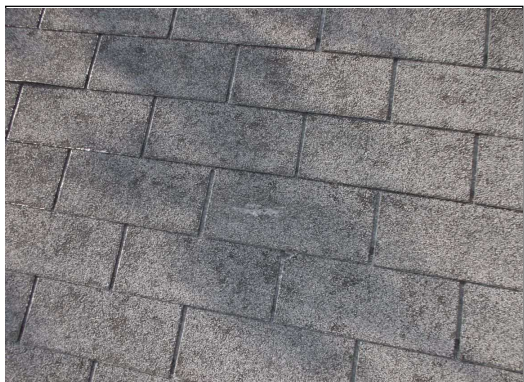
TV dish bracket bolted to the roof



Metal flashing on top shingles face nailed



Shingles worn and show deterioration



Shingle damage

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

 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:

Vehicle door sensors needs adjustment (door would not come down unless hold the wall button, has to press the wall opener button 2 times to let the door up and door stops if the button is released when letting door down); the door opener rear light did not illuminate as the vehicle door was opening; ceiling light did not illuminate when switched on (no bulb in place); water damage to vehicle door frame at the bottom on the left side;

Garage/Carport Pictures



Water damage at the vehicle door frame



Door not letting up and down properly

Electrical

Main panel

Location Side of House **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:

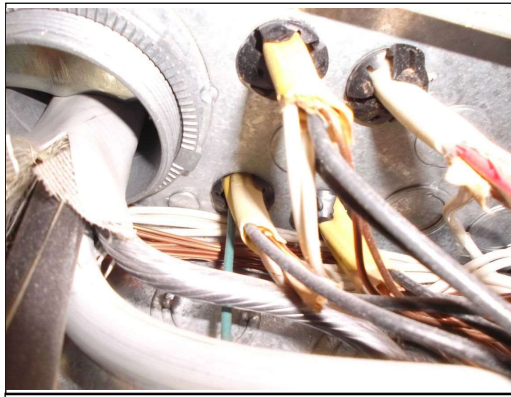
Major Concern:

Doorbell button not in place (doorbell rings when wires touch); front porch light did not illuminate; garage exterior light did not illuminate; rear door exterior light did not illuminate; There is a electrical cable entering a hole in the top of the distribution panel box where the the cable is rubbing sharp metal outside the bushing (in the garage);

Electrical Pictures



Doorbell button missing



Electrical cable rub sharp metal at hole

Plumbing

Water service

Main shut-off location: Community

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: State

Capacity: 40

Approx. age: 2003

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

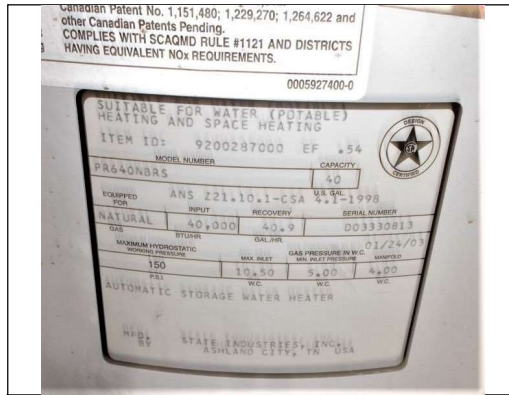
Plumbing General Comments:**Maintenance:**

Water heater original to the home 2003 and may be in the last years of good use (water heaters last about 12 years); copper and steel pipe join above the water heater without dielectric fittings can cause corrosion at fittings and solder joints; there is no expansion tank above the water heater; the water pressure was high at the master bath tub;

Plumbing Pictures



No expansion tank above water heater



Water heater date 2003



Copper & steel join without dielectric fittings

Heating

Remove

Heating system**Unit #1** Brand name: No Label

Location Side of House

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 2003
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:**

Air ducts have dust inside; too hot to operate furnace can damage heat exchanger and the AC was operating when the inspector entered the home; can hear humming from the kitchen wall where the AC is operating (sink wall); It is advised to have a certified HVAC technician check the systems before closing;

Heating Pictures



Air ducts dusty



Furnace components have been replaced



Inside view of furnace

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Comfort maker

Location: Side of House

Approx. age: 2003

 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: OK Not operated due to exterior temperature**condition** Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service**Cooling General Comments:****Item to Monitor:**

AC unit original to the house 2003. AC units have a good life of about 19 years;

Maintenance:

Condensate drain pipe dripping at the foundation;

Cooling Pictures



Condensate drain pipe drips at foundation

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:

Dishwasher has major mechanical noise when operating;

Safety Hazard:

The electrical conduit is detached from the bottom of the disposal is a safety and shock hazard;

Maintenance:

Pantry light not illuminating; the gas was shut off to the stove; stove was red tagged buy the gas provider stating defective systems; some pilots not operating at the stove; there is no anti tilt device connected to the stove; ceiling light was slow to illuminate when first turned on; disposal did not operate; there are some stains on the floor vinyl in front of the stove and near the pantry door; there is no refrigerator installed at the time of the inspection;

Kitchen Pictures



Detached conduit under disposal



Stove defective

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:

Dryer vent terminal at the exterior wall at the left side of the house appears for a bath fan (dryer exhaust vent terminals shall have no louvers, grills or covers only a door flap);

Rooms

Location: 1st floor

Type: Living, Great Room, Bed...

- 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:

Dining room left window hard to let down when closing and locks not fully engaging latch or strike; rear exterior door bumps door frame; rear door exterior light did not illuminate; daylight at the bottom of the front storm door; carpet soiled; smoke alarm not installed at the hall ceiling;

Rooms Pictures



Window restrictive when letting down



Dining window locks not latching



Daylight at the bottom of the storm door

Room 2

Room

Location: 2nd Level

Type: Bedrooms, Hall, baths...

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:

Carpets soiled; master bed ceiling fan popping when rotating; smoke alarm not installed at the hall; master bed right window glass coming out the frame and latch broken; master bed door bump when closing and swings closed after opening; master bed left window lock not latching;

Room2 Pictures



Top glass pushed out of frame



Cracked tilt out latch plastic



Lock not latching

Bathroom 1

Location: 1st Level **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

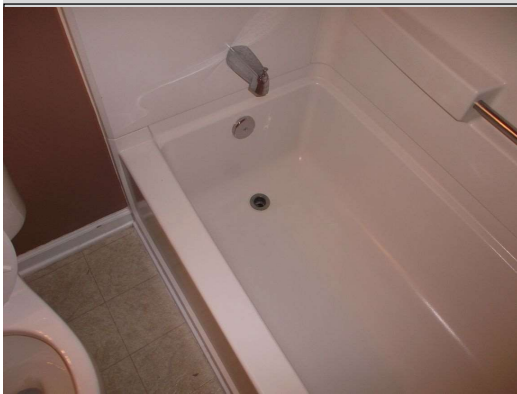
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

1st floor bath missing sink and tub stoppers; missing caulk where the toilet rest on the floor; missing screw nut to hold the toilet on the floor;

Bathroom1 Pictures



Tub stopper missing



Sink stopper missing



Missing screw and missing caulk at toilet

Bathroom 2

Location: 2nd Level **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

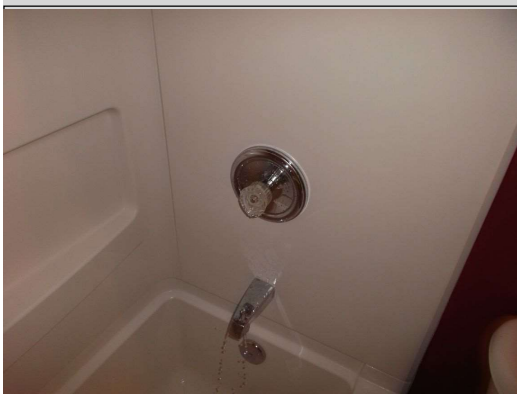
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 2 General Comments:

Maintenance:

2nd floor hall bath missing tub stopper, tub faucet knob missing cap and no caulk where the toilet rest on the floor; dry stains on cabinet floor;

Bathroom2 Pictures



Missing faucet knob cap at tub

Bathroom 3

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 3 General Comments:

Major Concern:

Shower headroom very low when entering shower;

Maintenance:

Master bath closet light not operating, no caulk where toilet rest on the floor; no toilet seat installed, no sink stopper, stains on sink cabinet floor, stains in sink counter finish;

Bathroom3 Pictures



No toilet seat



Shower cross bar too low



Stains or damage to counter

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:

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: 9 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:**Maintenance:**

Smoke alarms have been removed; missing flooring where entering the attic from the ladder is a fall hazard; fireplace needs cleaning; master bed ceiling fan has popping noise when rotating and fan wobbles slightly when operating; one master bed window glass pushed out of the frame (pushed to the outside); carets soiled; master bedroom left window locks not latching; screens missing at the rear upper windows;

Interior Pictures

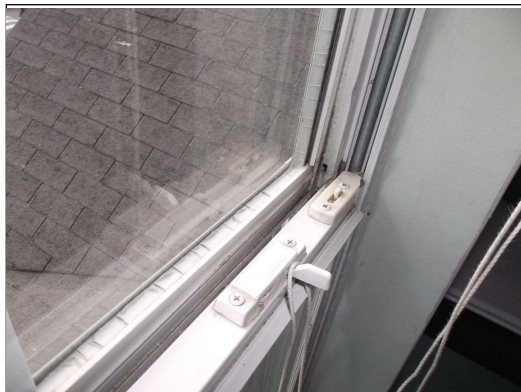
Fan wobbles and popping



Bed carpet soiled



Master bed carpet soiled



Master bed window pushed out



Master bed window lock not latching

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.

