

PROPERTY INSPECTION REPORT



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141 Greenville St. Newnan, GA. 30263

Inspection Date:

Dec 8, 2021

This confidential report is prepared exclusively for:

David and Michelle Dover

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

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. However, outlets, windows, doors, components... will be randomly inspected or tested to get a general idea of their maintenance condition as a whole. 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: 1852
Style: 2 Story
Main Entrance Faces: East
State of Occupancy: Occupied
Weather Conditions: Cloudy
Recent Rain: Yes
Ground Cover: Wet
Temperature: 53

THE HOUSE IN PERSPECTIVE

Average Quality / Numerous Repairs

Report Summary

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

Because of the numerous conditions, repairs and maintenance issues for this home, there will be a photo file created with any additional pictures showing items, conditions or systems mentioned in the in the inspection report. Please refer to the photo file for additional information, references...

Major Concerns

Plumbing

There appears to be a snake or snake skin wrapped around the bottom of the water heater in the basement.

Heating

There appears to have been air ducts with Asbestos tape in the main house basement and or crawlspace. Can see what may or may not be remaining Asbestos tape wrapped around old air duct collar and floor return duct box)

Kitchen

The kitchen sitting room or sun room floor has major sagging and settling to the rear exterior wall.

Laundry

Laundry floor rotates towards the rear exterior wall.

Room1

Main Level: Fireplaces brick are loose and deteriorated mortar at several fireplaces.

Room2

The 2nd level floor system is settling, sagging and sloping at several areas and several rooms.

Potential Safety Hazards

Grounds

There is a electrical cable crossing the driveway near the street that has broken conduit, improper conduit and electrical cable exposed can be damaged.

Electrical

At the house distribution panel there are openings at the bottom of the panel box that can let sparks escape into the walls space. There are two hot wires connected to one breaker on the left side of the panel. There was a breaker that tripped when tried to turn back on may indicate a short at some part of the circuit served. Exposed wire connections in the crawlspace and cannot see all the wire connections as several are connected with spray foam. Exposed electrical wire connections in the pool house attic. Electrical wires entering the pool house water heater are missing the sheathing.

Light bulbs without globes in closets are a fire hazard.

Plumbing

The water heater at the pool house has electrical wires entering top of water heater with no sheathing and the drain faucet is dripping water. Pool house waste pit lid was not fastened in place.

Laundry

S Trap in sink cabinet drain pipe can let fumes back into the house.

Room1

Main level different floors have different heights at doorways that can be a trip hazard. The main stairwell ceiling is too low (6 feet one inch is too low should be at least 6 feet and 8 inches high).

Room2

Stairwell to the 2nd level has a ceiling too low can bump head. The guards around the stairwell are too low and can be a fall hazard.

Basement

Stairs to the house basement missing handrail.

Items to Monitor

Plumbing

Buyer stated the pool house has a ejection pump system for pumping waste water back up to the street. When the waste tank was filled with water could not notice ejection pump start up. Seller verify if pool house waste water is ejection or septic system.

Cooling

It is advised to have a certified HVAC technician check, service all systems for maintenance and operation before closing.

Kitchen

Basement

Cannot see floor system nor electrical wiring in the basement and crawlspace. Cannot see the wood floor system for termite indications due to spray foam. have seller verify if there is a termite inspection and agreement.

Maintenance

Grounds

Mailbox damaged. Front upper porch railing too low and guards spaced too wide.

Wood decks posts in the soil, missing joist hangers at some areas, improper flashing at main deck connecting to the house, deck wood in contact with the soil at several areas.

Front porch stairs step up to the front porch too high is a trip hazard. Front porch floor has poor slope away from the building. Front porch floor paint worn. There are cracks in the front brick steps mortar. The front porch column on the left side of the stairs has a putty filler at the bottom of the column.

The front retaining wall at the street is missing drainage holes and some small cracking. Verify the main driveway gate is operational.

There is a large tree stump remaining at the front yard at the right side of the property. The foundation has a skirt wall leaning outward at the right side of the house near the rear corner.

Hose faucets leak at the handle at a couple of areas. There are no anti siphon devices connected to the hose faucets (can let contaminated water back into the water supply when a water hose is used). There was no water at the front hose faucet.

Soil slopes to the pool house floor. Pool house screened porch posts in contact with the retaining wall can rot and attract termites. Pool house screened porch floor has mud on the surface that may indicate water intrusion.

Exterior

This siding has defective painting at some areas. Rear room extension off the kitchen appears to be settling to the left.

Gutter downspouts missing splash blocks. Rear gutter over the deck area is leaking at the corner and slopes away from the downspout overflows.

Windows are painted shut and no window screens are installed.

The foundation at the rear of the building has been under pinned with metal jacks at the rear right corner under laundry room area.

Verify street intercom system operational at the metal fence. Some exterior outlets are not GFCI protected at several areas are a shock hazard.

Front door knob loose. Defective weather strips at several doors and can see daylight at some exterior doors

House: AC units have deteriorated refrigerant line insulation. AC units leaning and on unstable pads on the ground. AC units fenced in with solid panels can cause the units to not get enough air circulation (fences shall be 50% obscured instead of solid). The electrical conduit is detached from the bottom of the AC disconnect box attached to the exterior wall.

Detached Garage: AC refrigerant line insulation deteriorated and condensate drain pipe is not extended down to the ground and away from the foundation 3 feet (water can get into the wall).

Roof

Chimneys have no caps not spark screens. Improper flashing where carport roof contact the siding on the left side of the house. TV dish bolted to the roof at the left side of the house can cause leaks. Pipe and chimney flashing appears to have been installed on top of the shingles and face nailed (this type of installation can cause leaks over time).

Garage

Detached Garage: Garage vehicle doors need painting (can see paint touch up).

Exterior entry door rub door frame, There is no insulation in the ceiling above the garage. Missing spacer clips between roof deck plywood panels (used to create a air space for expansion in panels).

The detached garage floor area was covered with belongings, the downspout is detached from the elbow at the deck floor.

The electrical sub panel conduit is detached from the bottom of the panel at the side of the garage. There is a opening in the bottom of the sub panel in the garage.

One of the vehicle doors was blocked and did not let up.

Electrical

At the house verify service intercom at the driveway entry is operational. Verify the main gate at the entry is operational. Many of the exterior outlets were not GFCI protected. There is electrical conduit in the front driveway that is broken and the electrical cable exposed. Electrical outlet was not energized at the 2nd floor rear room at the center of the house. The front porch coach light on the left side of the front door is detaching from the siding. 2nd floor hall wall switch did not operate a light. The doorbell button did not ring the doorbell every time button pressed.

Plumbing

Hose faucets are missing anti siphon devices. Some hose faucets leak at the handles. One hose faucet did not have water.

Water heater in the basement and in the pool house are near the end of use (water heaters have a good life of 11 years)(pool house water heater 2004..).

Heating

House return air ducts are very dirty. The furnace in the crawlspace appears to have not been maintained as recommended. There is rust and corrosion on the gas vent pipe near the furnace. The furnace service door was detached when inspected. Because of the possibility of snakes in the basement could not fully access the basement furnace.

The furnace in the garage gas pipe did not have a sediment trap near the furnace. There furnace in the closet in the house garage had a hum but did not start up. Could not fully operate the smart control thermostats due to no instructions.

The furnace in the house attic has a gas appliance connector inside the furnace (should be rigid or hard pipe) and there is no sediment trap in the gas pipe near the furnace.

The garage furnace has improper sediment trap in the gas pipe leading to the furnace. Gas appliance connector enter the furnace wall is unsafe. Missing refrigerant line insulation near the furnace. The electrical cable is entering a hole in the bottom of the furnace contacting sharp metal.

There is a air handler blower box in the back room behind the sound room that did not operate when switched on.

Cooling

AC unite at the side of the house rest on unstable pads, refrigerant line insulation deteriorated at some, wires and connections out of the top of the AC units, AC units aging.

Detached garage condensate drain pipe pours into the siding, refrigerant line insulation deteriorated. There is rust in the air handler drain pan indication condensate dripping. Pool house condensate drain pipe under the leaves and ground cover at the side. Electrical conduit detached from the AC disconnect box at the side of the house.

Kitchen

Base cabinet doors bump at the cabinet to the right of the dishwasher. Verify dishwasher goes through all cycles. The sink faucet wand does not stay seated. There appears to be gray plastic water pipe in the sink cabinet (have been known to leak under certain conditions). There is a opening in the wall in the sink cabinet where water pipes pass through needs closing.

Fireplace brick mortar deteriorated. The fireplace damper was open and did not operate (verify not defective).

Laundry

Laundry room exterior door lock not latching.

Room2

Stairwell to the 2nd level has a ceiling too low can bump head. The guards arown the stairwell are too low and guards spaced too wide.

Bathroom1

1st floor hall bath missing caulk where the toilet rest on the floor, there is no exhaust fan, window painted shut, the sink gurgles when letting water out, the floor is a trip hazard at the door entry (different heights).

1st floor 1/2 bath toilet missing caulk where it rest on the floor, and outlet tested open ground. Door bump door frame. The sink waste pipe is a S-trap that can let sewer gas back into the house.

Bathroom2

2nd level hall bath floor has a trip hazard at the doorway, no caulk where the toilet rest on the floor, no exhaust fan, the sink faucet handles are turned the wrong way when water is shut off

are sealed the wrong way when water is shut off.

2nd floor hall and bed bath cannot see under cabinets due to filled with belongings, there is no exhaust fan and finish peeling off sink drain out.

Basement

Basement doors were open at the time of the inspection (can let snakes, rats and critters into the basement and crawlspace. There is a brick column in the crawlspace that have cracks

Interior

Main house floor weak at some areas leading to the furnace. One light not illuminating in the attic. There is a junction box missing a knock-out over the bedroom bath (can let sparks escape).

Pool House attic has a open junction in the attic, exposed wire connections to the right of entering the attic, light no illuminating, insulation baffles at the eaves are falling down and missing spacers between roof deck plywood panels (used to create air space between panels for expansion.

Windows painted shut and missing weight cords or sash cords.

Fireplace bricks loose and deteriorated mortar at several fireplaces. There is no damper in several fireplace collars. Several doors rub door frames and not locks not latching at the interior.

It is advised to replace all smoke alarm batteries or replace smoke alarms. it is advised to install smoke alarms in all rooms for sleeping.

Whole house exhaust fan cannot work due to the attic sealed with foam.

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:**Safety Hazard:**

There is a electrical cable crossing the driveway near the street that has broken conduit, improper conduit and electrical cable exposed can be damaged.

Maintenance:

Mailbox damaged. Front upper porch railing too low and guards spaced too wind.

Wood decks posts in the soil, missing joist hangers at some areas, improper flashing at main deck connecting to the house, deck wood in contact with the soil at several areas.

Front porch stairs step up to the front porch too high is a trip hazard. Front porch floor has poor slope away from the building. Front porch floor paint worn. There are cracks in the front brick steps mortar. The front porch column on the left side of the stairs has a putty filler at the bottom of the column.

The front retaining wall at the street is missing drainage holes and some small cracking. Verify the main driveway gate is operational.

There is a large tree stump remaining at the front yard at the right side of the property. The foundation has a skirt wall leaning outward at the right side of the house near the rear corner.

Hose faucets leak at the handle at a couple of areas. There are no anti siphon devices connected to the hose faucets (can let contaminated water back into the water supply when a water hose is used). There was no water at the front hose faucet.

Soil slopes to the pool house floor. Pool house screened porch posts in contact with the retaining wall can rot and attract termites. Pool house screened porch floor has mud on the surface that may indicate water intrusion.

Grounds Pictures

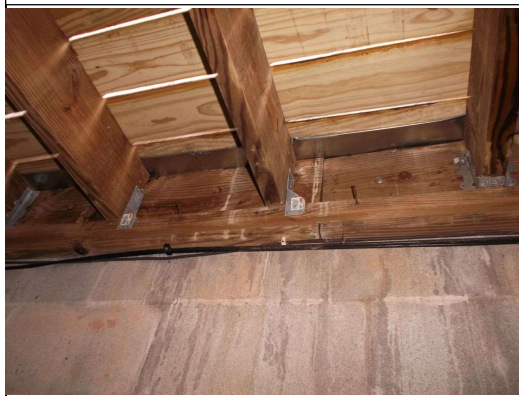
Tree stump/upper porch unsafe



Crack in front steps/step high at porch



Porch floor has poor slope away



Improper metal for joist hangers



Wood in the soil/improper flashing at house



Soil slopes towards pool house floor

Exterior

Chimney(s)

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

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other brick
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: Goodman, AirEase, Payne

Model #: general

Approx Age: 6 to 10+ years

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, 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 A/C - Heat pump #2

Unit #2 **Location** Garage, Pool House

Brand: Heil, Carrier

Model #: General

Approx Age: 7+

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): 30-40

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:

Maintenance:

This siding has defective painting at some areas. Rear room extension off the kitchen appears to be settling to the left.

Gutter downspouts missing splash blocks. Rear gutter over the deck area is leaking at the corner and slopes away from the downspout overflows.

Windows are painted shut and no window screens are installed.

The foundation at the rear of the building has been under pinned with metal jacks at the rear right corner under laundry room area.

Verify street intercom system operational at the metal fence. Some exterior outlets are not GFCI protected at several areas are a shock hazard.

Front door knob loose. Defective weather strips at several doors and can see daylight at some exterior doors

House: AC units have deteriorated refrigerant line insulation. AC units leaning and on unstable pads on the ground. AC units fenced in with solid panels can cause the units to not get enough air circulation (fences shall be 50% obscured instead of solid). The electrical conduit is detached from the bottom of the AC disconnect box attached to the exterior wall.

Detached Garage: AC refrigerant line insulation deteriorated and condensate drain pipe is not extended down to the ground and away from the foundation 3 feet (water can get into the wall).

Exterior Pictures



Building will need painting soon



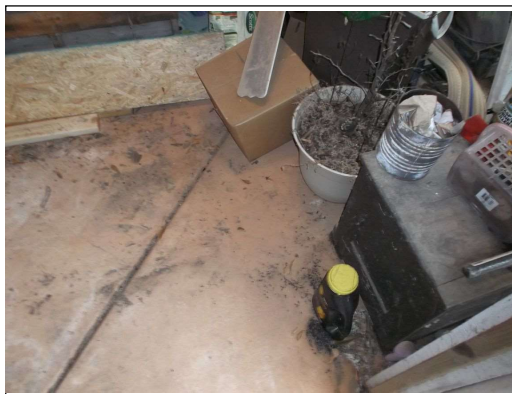
Rear room of kitchen appears to lean



Defective paint some areas



Gutter slopes away and leaking at joint



Mud on pool house porch floor



Posts contact concrete.

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 7+ Location East Style Hip 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:

Chimneys have no caps not spark screens. Improper flashing where carport roof contact the siding on the left side of the house. TV dish bolted to the roof at the left side of the house can cause leaks. Pipe and chimney flashing appears to have been installed on top of the shingles and face nailed (this type of installation can cause leaks over time).

Roof Pictures



Chimneys missing caps & spark screens



TV dish bolted to roof



Flashing on top shingles face nailed

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

Gutters/Eavestrough

- Condition**
 Same as house
 Satisfactory
 Marginal
 Poor

Siding**Material** Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Fiber Cement**Condition** Satisfactory Marginal Poor Recommend Repair/replace Recommend painting**Trim****Material** Same as house Wood Aluminum Vinyl**Condition** Satisfactory Marginal Poor Recommend Repair/replace Recommend painting**Floor****Material** Concrete Gravel Asphalt Dirt Other**Condition** Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard**Burners less than 18" above floor** Yes No N/A**Sill Plates****Condition** Not Visible Floor level Elevated Rotted/Damaged Recommend repair**Overhead Door(s)****Material** Wood Fiberglass Masonite Metal Composite Recommend repair**Condition** Satisfactory Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose**Exterior Service Door****Condition** Damaged/Rusted Satisfactory Marginal Poor**Electrical Receptacles****Reverse polarity** Yes No **Open ground** Yes No Safety Hazard**GFCI Present** Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles**Fire Separation Walls & Ceiling** Present Missing**Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)**Moisture Stains Present** Yes No **Typical Cracks** Yes No**Fire door** Not verifiable Not a fire door Needs repair Satisfactory**Auto closure** N/A Satisfactory Inoperative Missing**Garage/Carport General Comments:****Maintenance:**

Detached Garage: Garage vehicle doors need painting (can see paint touch up).

Exterior entry door rub door frame, There is no insulation in the ceiling above the garage. Missing spacer clips between roof deck plywood panels (used to create a air space for expansion in panels).

The detached garage floor area was covered with belongings, the downspout is detached from the elbow at the deck floor.

The electrical sub panel conduit is detached from the bottom of the panel at the side of the garage. There is a opening in the bottom of the sub panel in the garage.

One of the vehicle doors was blocked and did not let up.

Garage/Carport Pictures



Doors need painting



Belongings in garage



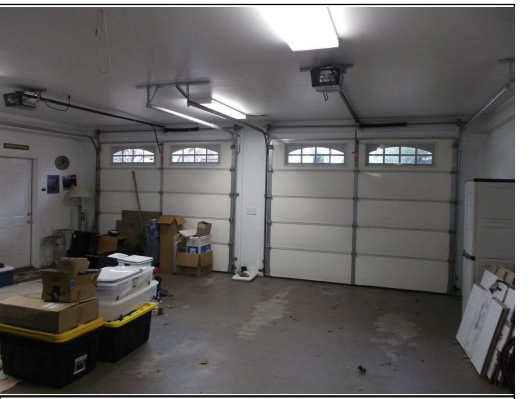
Condensate drain pipe improper



No ceiling insulation



Conduit detached under disconnect panel



Left door was not operated, blocked

Garage/Carport - 2

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 Marginal 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:

Garage Under House: One vehicle door opener did not operate. Cannot see all of the floor area due to belongings. There are windows on the side where the deck is (can be a fire safety issue if a fire started in the garage). The siding and trim touch the concrete and can absorb water and attract termites. The concrete driveway at the house on the right side of the garage entry slopes to the side of the garage (can see water on the floor just inside the doors). The outlets are not GFCI protected.

Carport attached to the house steps up to the sunroom are too high and can be a trip hazard.

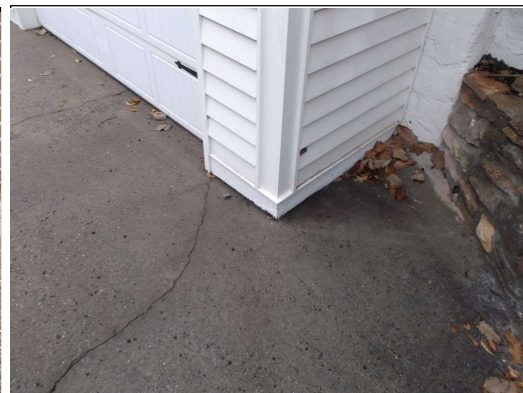
Garage/Carport Pictures



Wood contact concrete



Carport step too high is trip hazard



Driveway slopes to garage awll



Belongings block view



Floor wet at vehicle doors



Belongings block view

Electrical

Main panel

Location Side House and Pool 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:

Safety Hazard:

At the house distribution panel there are openings at the bottom of the panel box that can let sparks escape into the walls space. There are two hot wires connected to one breaker on the left side of the panel. There was a breaker that tripped when tried to turn back on may indicate a short at some part of the circuit served. Exposed wire connections in the crawlspace and cannot see all the wire connections as several are connected with spray foam. Exposed electrical wire connections in the pool house attic. Electrical wires entering the pool house water heater are missing the sheathing.

Light bulbs without globes in closets are a fire hazard.

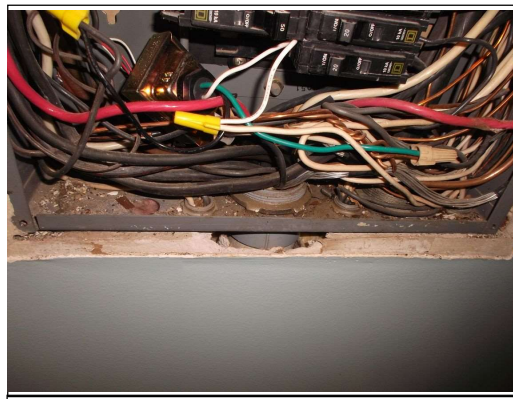
Maintenance:

At the house verify service intercom at the driveway entry is operational. Verify the main gate at the entry is operational. Many of the exterior outlets were not GFCI protected. There is electrical conduit in the front driveway that is broken and the electrical cable exposed. Electrical outlet was not energized at the 2nd floor rear room at the center of the house. The front porch coach light on the left side of the front door is detaching from the siding. 2nd floor hall wall switch did not operate a light. The doorbell button did not ring the doorbell every time button pressed.

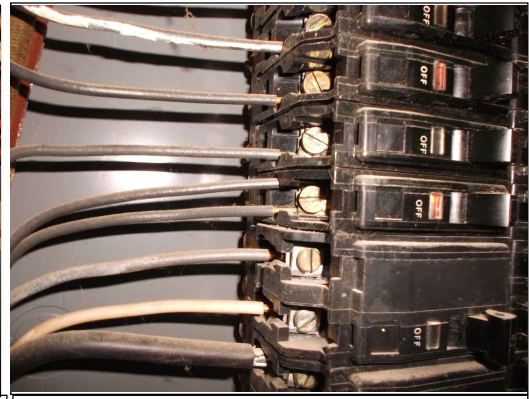
Electrical Pictures



Conduit broken, exposed cable



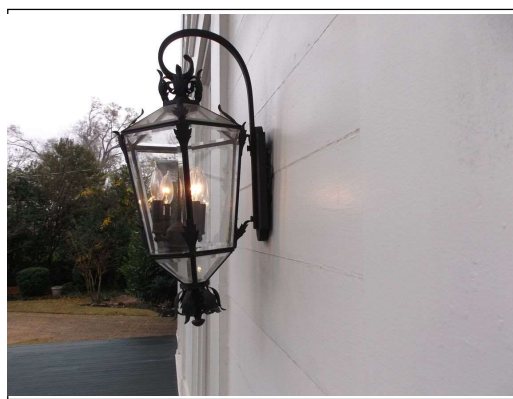
Opening at sheetrock and hole in panel wall



Two hot wires connected to one breaker



Verify gate and intercom control operate



Coach light detached from wall



Exposed wire connections in crawlspace?

Plumbing

Water service

Main shut-off location: 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:** Bradford White, 2 AO Smith, Rheem**Capacity:** 30-40**Approx. age:** Some older than others**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:****Major Concern:**

There appears to be a snake or snake skin wrapped around the bottom of the water heater in the basement.

Safety Hazard:

The water heater at the pool house has electrical wires entering top of water heater with no sheathing and the drain faucet is dripping water. Pool house waste pit lid was not fastened in place.

Item to Monitor:

Buyer stated the pool house has a ejection pump system for pumping waste water back up to the street. When the waste tank was filled with water could not notice ejection pump start up. Seller verify if pool house waste water is ejection or septic system.

Maintenance:

Hose faucets are missing anti siphon devices. Some hose faucets leak at the handles. One hose faucet did not have water.

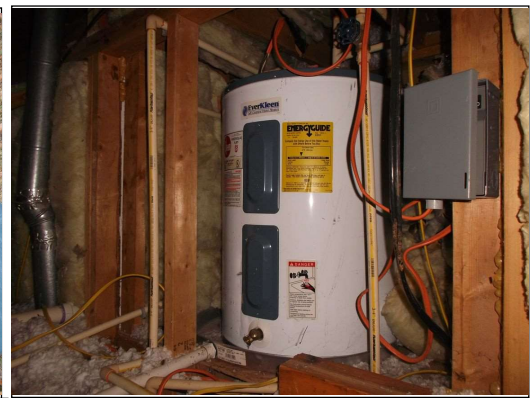
Water heater in the basement and in the pool house are near the end of use (water heaters have a good life of 11 years)(pool house water heater 2004..).

Plumbing Pictures

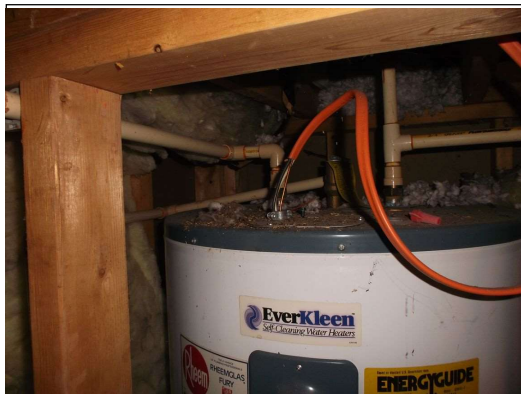
Snake or skin under water heater



Could not see pump start up



Pool House W/H 2004



Missing sheathing where wires enter top



Label date 2004

Heating

[Remove](#)

Heating system

Unit #1 Brand name: Carrier, Heil, Bryant, Heil...

Location Attics, Crawlspace

 System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 5-12

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:**

There appears to have been air ducts with Asbestos tape in the main house basement and or crawlspace. Can see what may or may not be remaining Asbestos tape wrapped around old air duct collar and floor return duct box)

Maintenance:

House return air ducts are very dirty. The furnace in the crawlspace appears to have not been maintained as recommended. There is rust and corrosion on the gas vent pipe near the furnace. The furnace service door was detached when inspected. Because of the possibility of snakes in the basement could not fully access the basement furnace.

The furnace in the garage gas pipe did not have a sediment trap near the furnace. There furnace in the closet in the house garage had a hum but did not start up. Could not fully operate the smart control thermostats due to no instructions.

The furnace in the house attic has a gas appliance connector inside the furnace (should be rigid or hard pipe) and there is no sediment trap in the gas pipe near the furnace.

The garage furnace has improper sediment trap in the gas pipe leading to the furnace. Gas appliance connector enter the furnace wall is unsafe. Missing refrigerant line insulation near the furnace. The electrical cable is entering a hole in the bottom of the furnace contacting sharp metal.

There is a air handler blower box in the back room behind the sound room that did not operate when switched on.

Heating Pictures

Possible Asbestos tape



Possible Asbestos tape



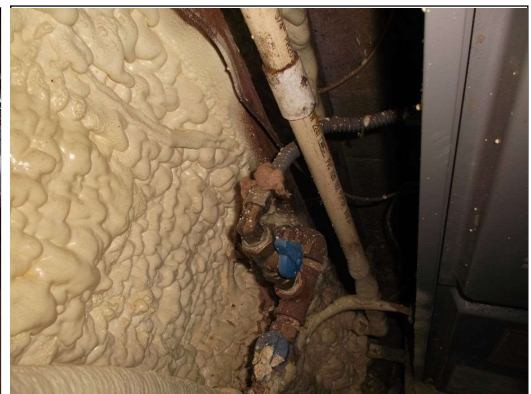
Basement furnace defective



Air ducts very dirty



Wrong pipe in furnace, wire in hole, rust in pai



Improper gas pipe at furnace in garage closet

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Carrier, Bryant, Heil, Heil **Location:** Side of buildings **Approx. age:** 6-13 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:** No verified Not operated due to exterior temperature

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

Cooling General Comments:

Item to Monitor:

It is advised to have a certified HVAC technician check, service all systems for maintenance and operation before closing.

Maintenance:

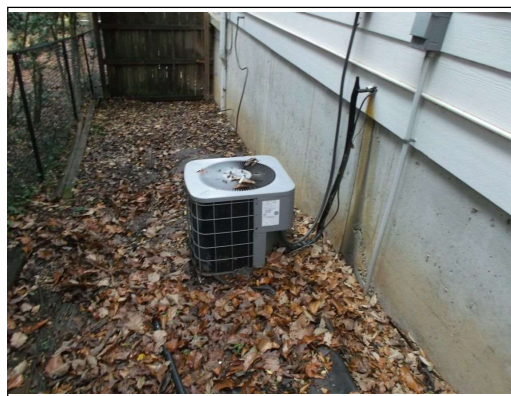
AC unite at the side of the house rest on unstable pads, refrigerant line insulation deteriorated at some, wires and connections out of the tops of the AC units, AC units aging.

Detached garage condensate drain pipe pours into the siding, refrigerant line insulation deteriorated. There is rust in the air handler drain pan indication condensate dripping. Pool house condensate drain pipe under the leaves and ground cover at the side. Electrical conduit detached from the AC disconnect box at the side of the house.

Cooling Pictures



AC units closed in leaning on pads



Condensate pipe drains at siding



Condensate pipe under debris



Conduit detached from AC box at house

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:

The kitchen sitting room or sun room floor has major sagging and settling to the rear exterior wall.

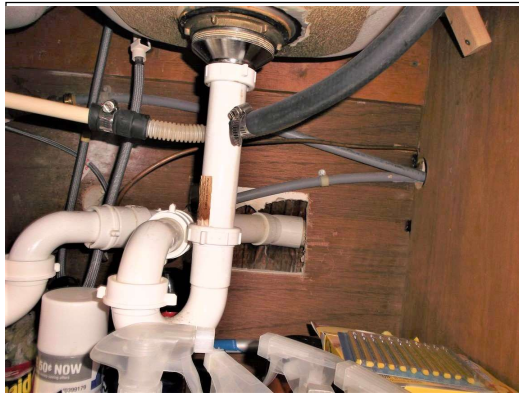
Item to Monitor:

Maintenance:

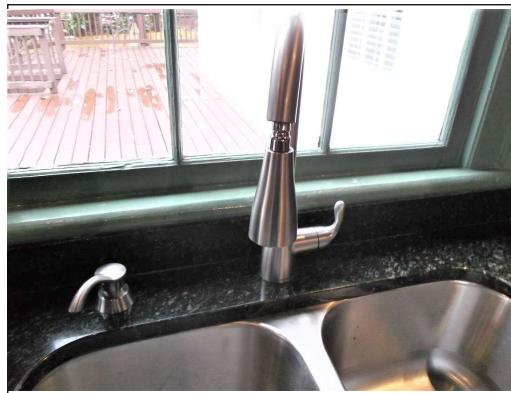
Base cabinet doors bump at the cabinet to the right of the dishwasher. Verify dishwasher goes through all cycles. The sink faucet wand does not stay seated. There appears to be gray plastic water pipe in the sink cabinet (have been known to leak under certain conditions). There is an opening in the wall in the sink cabinet where water pipes pass through needs closing.

Fireplace brick mortar deteriorated. The fireplace damper was open and did not operate (verify not defective).

Kitchen Pictures



Gray water pipe in sink cabinet/hole in wall



Spray wand wont stay seated



Fireplace damper open, mortar deteriorated



Floor major settling and sloping



Base cabinet doors bump right of D/W

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:

Major Concern:

Laundry floor rotates towards the rear exterior wall.

Safety Hazard:

S Trap in sink cabinet drain pipe can let fumes back into the house.

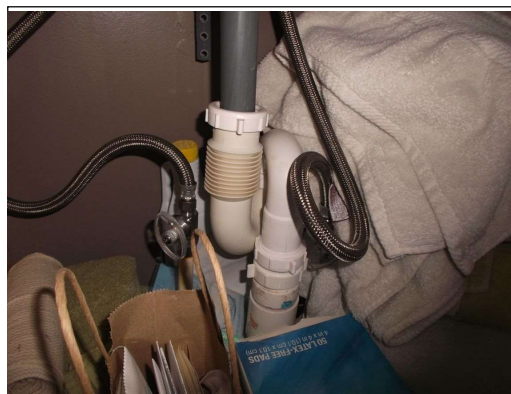
Maintenance:

Laundry room exterior door lock not latching.

Laundry Pictures



Laundry floor slopes to the left



S trap in bath sink cabinet

Rooms

Location: House

Type: Rooms

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

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

Rooms General Comments:

Major Concern:

Main Level: Fireplaces brick are loose and deteriorated mortar at several fireplaces.

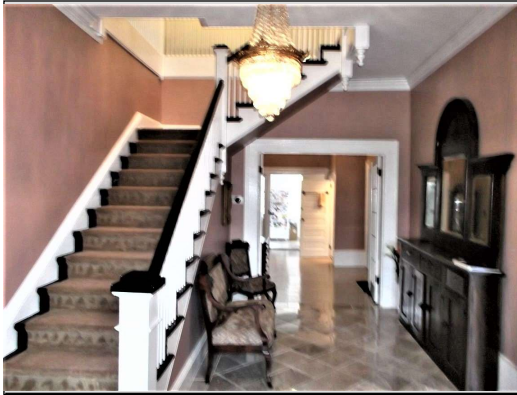
Safety Hazard:

Main level different floors have different heights at doorways that can be a trip hazard. The main stairwell ceiling is too low (6 feet one inch is too low should be at least 6 feet and 8 inches high).

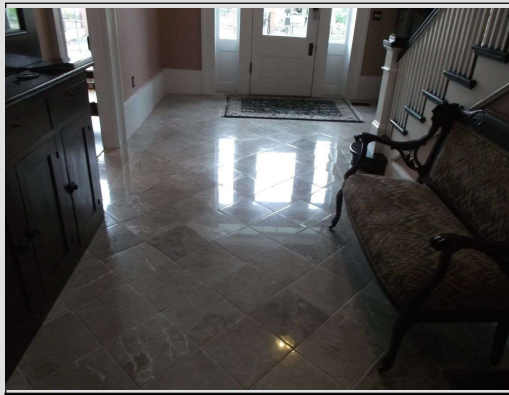
Maintenance:

Main Level: The house main level floors settle, sag and slope at several areas (foyer, pool room, office, parlor, living room sitting room...). The french doors between foyer top latch not striking.

Rooms Pictures



Floors settled/low headroom at stairs



Floor slopes to the left



Floors settle and sagging

Room 2

Room

Location: 2nd Level

Type: Rooms

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:

Major Concern:

The 2nd level floor system is settling, sagging and sloping at several areas and several rooms.

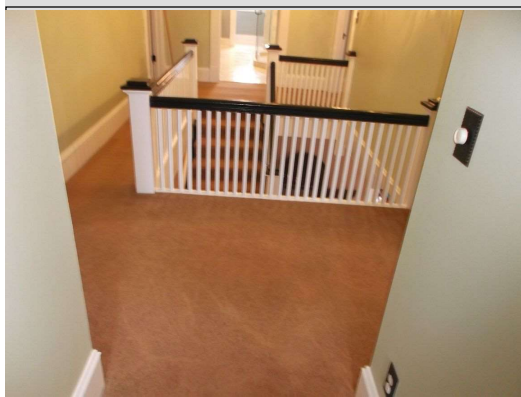
Safety Hazard:

Stairwell to the 2nd level has a ceiling too low can bump head. The guards around the stairwell are too low and can be a fall hazard.

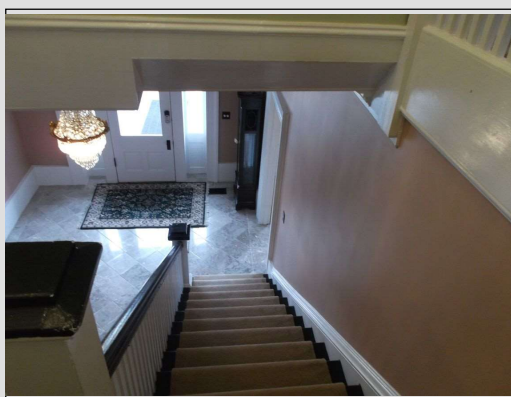
Maintenance:

Stairwell to the 2nd level has a ceiling too low can bump head. The guards around the stairwell are too low and can be a fall hazard.

Room2 Pictures



Stairwell guard rails too low/floor settles



Low head room



Floors major sloping and settling

Bathroom 1

Location: Main Level Hall Bath and 1/2 Bath in laundry **Type:** 3/4 and 1/2

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

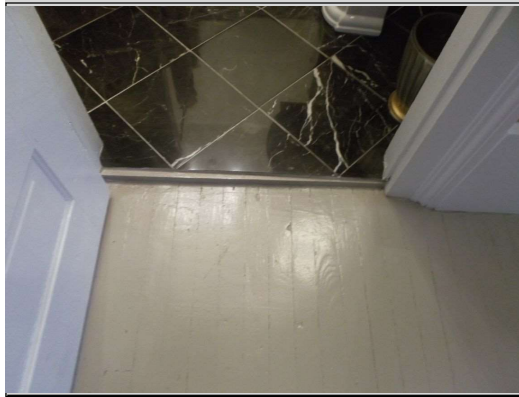
Bathroom 1 General Comments:

Maintenance:

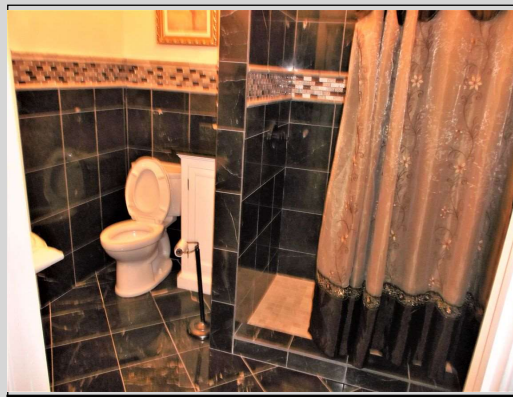
1st floor hall bath missing caulk where the toilet rest on the floor, there is no exhaust fan, window painted shut, the sink gurgles when letting water out, the floor is a trip hazard at the door entry (different heights).

1st floor 1/2 bath toilet missing caulk where it rest on the floor, and outlet tested open ground. Door bump door frame. The sink waste pipe is a S-trap that can let sewer gas back into the house.

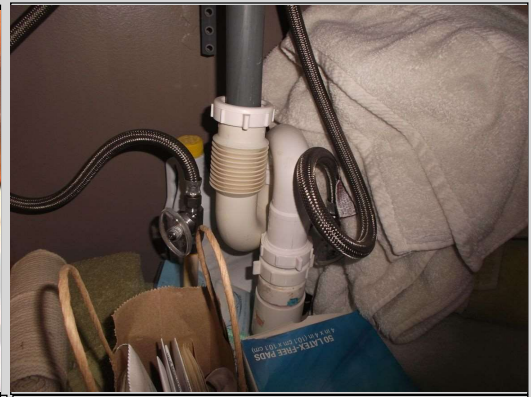
Bathroom1 Pictures



Floor trip hazard



Missing caulk at toilet on floor tile



1/2 bath drain pipe is S Trap

Bathroom 2

Location: 2nd Level

Type: Full and 3/4

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

Tubs N/A

Showers N/A

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

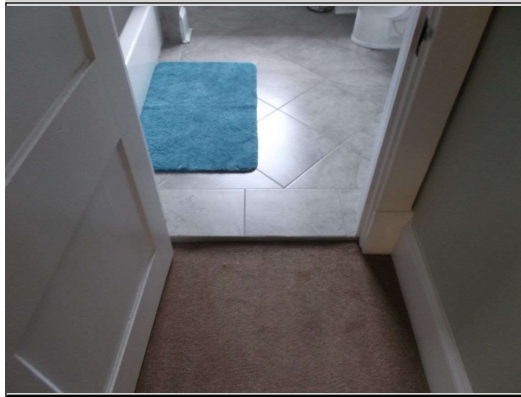
Bathroom 2 General Comments:

Maintenance:

2nd level hall bath floor has a trip hazard at the doorway, no caulk where the toilet rest on the floor, no exhaust fan, the sink faucet handles are turned the wrong way when water is shut off.

2nd floor hall and bed bath cannot see under cabinets due to filled with belongings, there is no exhaust fan and finish peeling off sink drain out.

Bathroom2 Pictures



Floor is a trip hazard



Belongings in cabinets



Finish peeling of drain outlet

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 North **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:**Major Concern:**

Snake or snake skin wrapped around the water heater. Could locate a light switch near the basement entry.

Safety Hazard:

Stairs to the house basement missing handrail.

Item to Monitor:

Cannot see floor system nor electrical wiring in the basement and crawlspace. Cannot see the wood floor system for termite indications due to spray foam. have seller verify if there is a termite inspection and agreement.

Maintenance:

Basement doors were open at the time of the inspection (can let snakes, rats and critters into the basement and crawlspace. There is a brick column in the crawlspace that have cracks

Basement Pictures

No handrail at basement stairs



Floor covered with foam



Cracks in brick columns



Foam cover floor framing

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: 1st Floor and 2nd Floor

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: 6 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:**

Main house floor weak at some areas leading to the furnace. One light not illuminating in the attic. There is a junction box missing a knock-out over the bedroom bath (can let sparks escape).

Pool House attic has a open junction in the attic, exposed wire connections to the right of entering the attic, light no illuminating, insulation baffles at the eaves are falling down and missing spacers between roof deck plywood panels (used to create air space between panels for expansion).

Windows painted shut and missing weight cords or sash cords.

Fireplace bricks loose and deteriorated mortar at several fireplaces. There is no damper in several fireplace collars. Several doors rub door frames and not locks not latching at the interior.

It is advised to replace all smoke alarm batteries or replace smoke alarms. it is advised to install smoke alarms in all rooms for sleeping.

Whole house exhaust fan cannot work due to the attic sealed with foam.

Interior Pictures



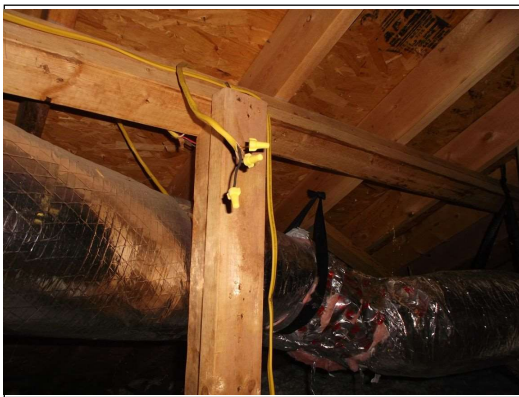
House attic encapsulated with foam insulation



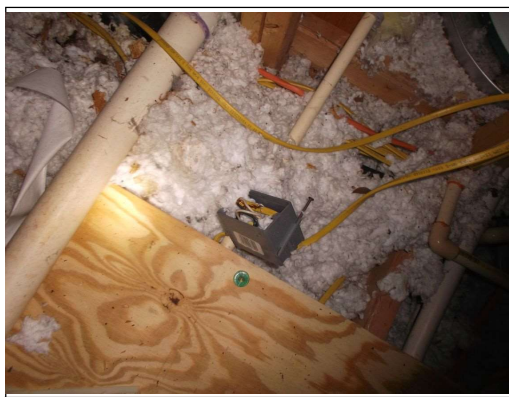
Missing insulation in detached garage attic



Baffles falling down at the pool house attic



Exposed wire connections in pool house attic



Open junction box at pool house attic

AN INSPECTION VERSUS A WARRANTY

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

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

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

Thank You Very Much! If there are any questions about the inspection or the inspection report please let me know.

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

State of Georgia Licensed Residential Building & Home Improvement Contractor: Atlanta House Surgeons