

Property Inspection Report



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



3161 E Point St., east Point, GA

Inspection Date:

4-22-2021

This confidential report is prepared exclusively for:

Kira Scott

Prepared By:

PPREI

Report Number:

1599

Inspector:

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

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

SATISFACTORY: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL: Indicates the component will probably require repair or replacement anytime within five years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

SUMMARY SECTION CATEGORIES:

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

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

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

Maintenance: Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	1920
Style:	Single Family
Main Entrance Faces:	East
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	61

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.

As a state licensed contractor the buyer has asked for my assessment for costs to repair, correct and fix conditions found during my inspection. The base price estimated can be between \$80,000.00 to \$125,000.00 minimum to complete at today's prices and conditions. Some contractors can charge more depending on the opinion of those contractors. At this time materials prices are increasing due to economic conditions.

Major Concerns

Roof

Roof system sagging where roof supports and braces have been removed in the attic;

Kitchen

Kitchen floor sagging under the island; kitchen ceiling sagging and defective finishing; kitchen floor higher than the living room floor causing a trip hazard at the doorway;

Interior

Attic has been converted to a living space and roof braces, collar ties and supports have been removed causing ceilings to sag at several areas; insulation has been placed between 2 by 4 roof rafters and there is no air space behind insulation; attic floor rises, slopes and sags at various areas; It is advised to check with the building department to verify if any building permits were issued for attic conversion;

It is advised to check to verify the floor are living space square footage is what is on record at the tax assessors office, the building official office and the actual square footage of the house;

Crawlspace

Floor system appears improperly installed and supported with wood posts resting on cap blocks at many areas in the crawlspace. Wood support post supporting the floor are resting on cap blocks that may be unstable at several areas; This home had major floor system replacement and it appears the floor system and beams were not properly installed (floors sagging, settling and sloping in the house);

Potential Safety Hazards

Grounds

Rear wood deck is installed improperly (improper post supports, deck support posts are not notched and bolted to beams and rim joists, posts contact soil, stairs rest in soil, missing guardrails where deck is more than 30 inches above ground, missing handrails at the deck stairs and cannot verify deck is properly attached to the house; missing handrails at the front stairs;

Exterior

Vinyl siding appears to may have been installed what looks like Asbestos shingles. Where nails have been driven in Asbestos siding they can cause Asbestos material to be damaged, break and cause Asbestos particles and dust.

Electrical

Several outlets tested open ground at various areas through the house; there are electrical cables entering holes in the bottom of the distribution panel contacting sharp metal edges where there should be a bushing;

Interior

Missing smoke alarms in bedrooms, halls, attic and other rooms in the house; verify there is a CO detector in the house;

Crawlspace

There is mold growing on floor framing at several areas in the crawlspace

Items to Monitor

Heating

It is advised to have both Furnaces and or HVAC systems checked and serviced for operation before closing;

Interior

It is advised to check with the building department to verify if any building permits were issued for attic conversion;

Maintenance

Grounds

Front porch vinyl ceiling has installation defects, loose and damaged ceiling panels; the wood fence needs pressure wash at the rear yard; there are wood debris stored under the wood deck that are rotting can attract termites; there front walk pavers are broken at several areas; the driveway has a major broken section and cracking at various areas;

Exterior

Paint peeling at old wood windows and putty at glass is deteriorated (there can be lead in the defective paint and in the glass putty); there is a missing piece of siding at the wall of the 2nd level room; missing piece of ceiling soffit vinyl at the front porch next to the beam; there is a

missing vinyl corner at the left rear corner of the house exposing Asbestos shingles; there are missing metal cladding at some windows; it is advised if the 2nd floor deck railing meets today's height standards (42 inches high);

Roof

There is a plumbing vent pipe installed at the flat roof and missing a boot and flashing can be seen from the end level deck; chimney pipe flashing has been installed on top of shingles and face nailed can cause leaks over time; there is a hump in the roof over the 2nd floor room and there is a nail extracting out the shingles (will cause leaks);

Electrical

There are open junction box at the fish tank closet wall; at the distribution circuit board there two neutral wires under one screw (verify should be one wire per screw); not enough outlets around the walls at some rooms (should be a receptacle every twelve feet around the walls where there will be a plug within 6 feet of a lamp or appliance placed in the room; the light is not operational in the furnace crawlspace; some ceiling lights are utility fixtures; bedroom ceiling fan appears to not be wired properly; some room light switches have been installed away from the entry doors; left middle bedroom light switch installed at the adjacent wall on the other side of the room; It is advised to have a electrician service and repair the electrical system; verify all exterior lights operational;

Plumbing

Water pipe used for gas pipe visible in the crawlspace; copper and steel pipe join above the water heater with dielectric fittings; water heater is not in a drain pan with a drain pipe leading to the exterior; cannot verify age of water heater (water heaters have a good life of 11 years);

Kitchen

Kitchen ceiling light has been installed embedded into the sheetrock is improper; disposal did not operate by the switch in the sink cabinet; no anti tilt device connected to the stove; base cabinet to the right of the stove has a defective drawer roller or track at the bottom (drawer not pulls itself back in when closing); stove cook light not operational under the microwave;

Room1

Main Level: Some windows original and have defective hardware; floor system is settling and sloping at several rooms; missing base cap molding at some base boards; there is a missing door trim base block at the hall bath; there are utility light fixtures at some ceilings; left front room floor slopes to the exterior wall; foyer outlets tested open ground; not enough outlets around the walls at several rooms; left rear bed light switch located away from the entry door and ceiling fan did not shut off when the switch was shut off; mold on the sheetrock in the closet behind the bath wall may indicate water leak at the tub faucet;

Room2

Main Level: Missing smoke alarms at various areas and the bedrooms; rear bed exterior door frame split; open junction box in fish tank closet with exposed wire connections; nail pops noted at some walls; no light switch at the middle bed closet; kitchen floor higher the living room floor can be a trip hazard; there is a sign of water intrusion where the chimney pipe pass through the living room ceiling (chimney pipe flashing installed on top of shingles and face nailed can cause roof leaking);

Bathroom2

The kitchen ceiling is below the 2nd floor bath and there are stains and defective repairs in the kitchen ceiling below the 2nd floor bath (verify there are no leaks at the 2nd floor bath); there is no caulk where the toilet rest on the floor; exhaust fan makes mechanical vibration noise when operating;

Crawlspace

Debris in the crawlspace; foundation vents defective, damaged and missing vent doors; moisture barrier not installed properly over the soil and exposed soil in the crawlspace; floor insulation falling down at some floor areas; the foundation exterior skirt walls appear to have not been installed on the proper foundations between brick columns;

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:

Rear wood deck is installed improperly (improper post supports, deck support posts are not notched and bolted to beams and rim joists, posts contact soil, stairs rest in soil, missing guardrails where deck is more than 30 inches above ground, missing handrails at the deck stairs and cannot verify deck is properly attached to the house; missing handrails at the front stairs;

Maintenance:

Front porch vinyl ceiling has installation defects, loose and damaged ceiling panels; the wood fence needs pressure wash at the rear yard; there are wood debris stored under the wood deck that are rotting can attract termites; there front walk pavers are broken at several areas; the driveway has a major broken section and cracking at various areas;

Grounds Pictures



Broken pillar at the front stairs



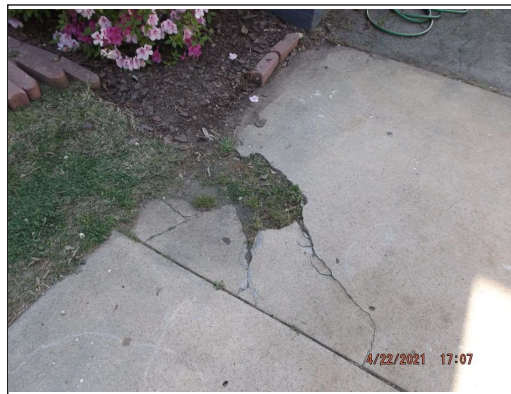
Deck unsafe and debris under deck



Front porch ceiling coming loose



Walk stones broken



Driveway broken sections and cracks



Front porch vinyl defective

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
Comments The vinyl siding may have been installed over Asbestos shingles;

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

Storm Windows

- Material** Wood Metal Clad comb Wood/Metal comb **Putty** N/A Satisfactory Needed
Condition Satisfactory Broken/Cracked 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: Carrier **Model #:** NA **Approx Age:**
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
 Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps):
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

Safety Hazard:

Vinyl siding appears to may have been installed what looks like Asbestos shingles. Where nails have been driven in Asbestos siding they can cause Asbestos material to be damaged, break and cause Asbestos particles and dust.

Maintenance:

Paint peeling at old wood windows and putty at glass is deteriorated (there can be lead in the defective paint and in the glass putty); there is a missing piece of siding at the wall of the 2nd level room; missing piece of ceiling soffit vinyl at the front porch next to the beam; there is a missing vinyl corner at the left rear corner of the house exposing Asbestos shingles; there are missing metal cladding at some windows; it is advised if the 2nd floor deck railing meets today's height standards (42 inches high);

Exterior Pictures



Wood windows need repair or replacements



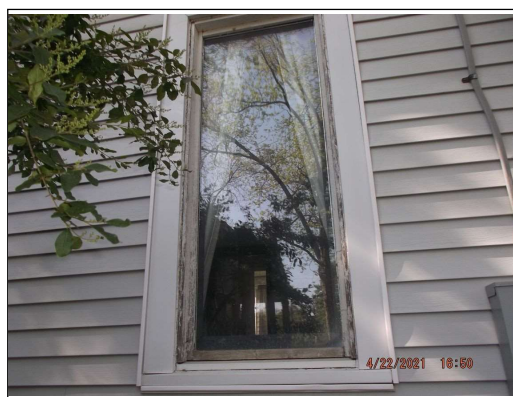
Missing cladding at window side of house



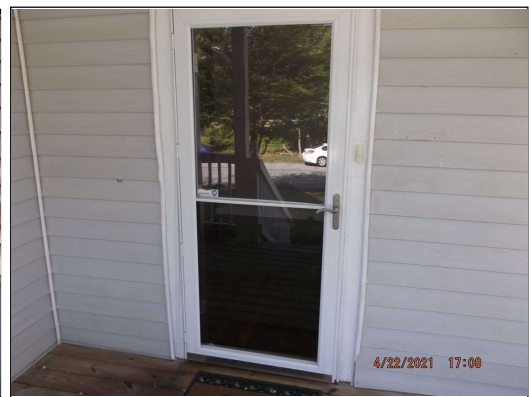
Missing siding panel at 2nd story wall



Possible Asbestos siding under vinyl



Window needs repair or painting



Front porch vinyl has heat damage at door

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 ?
 Location East
 Style Gable
 Type Asphalt shingles

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

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

Condition
 Satisfactory
 Rusted
 Missing
 Separated from chimney/roof
 Recommend Sealing

Skylights

Condition
 N/A
 Cracked/Broken
 Satisfactory
 Marginal
 Poor

Plumbing Vents

Condition
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Major Concern:

Roof system sagging where roof supports and braces have been removed in the attic;

Maintenance:

There is a plumbing vent pipe installed at the flat roof and missing a boot and flashing can be seen from the end level deck; chimney pipe flashing has been installed on top of shingles and face nailed can cause leaks over time; there is a hump in the roof over the 2nd floor room and there is a nail extracting out the shingles (will cause leaks);

Roof Pictures



Chimney flashing nailed on top of shingles



Hump and nail extracting at 2nd level room



No flashing and boot around vent pipe



Roof system sagging



Roof framing sagging/ no braces



Roof framing sagging/ wrong size rafters

Electrical

Main panel

Location Exterior **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No
Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible
GFCI breaker Yes No **Operable:** N/A Yes No **AFCI breaker** Yes No **Operable:** N/A Yes No
Main wire Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor
Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Sub panel 1

Location In Hall Panel not accessible
Branch wire Copper Aluminum Safety Hazard **Neutral isolated:** Yes No **Neutral/ground separated:** Yes No
Condition Satisfactory Marginal Poor Recommend separating/isolating neutrals Recommend electrician evaluate box
Comments _____

Electrical General Comments:

Safety Hazard:

Several outlets tested open ground at various areas through the house; there are electrical cables entering holes in the bottom of the distribution panel contacting sharp metal edges where there should be a bushing;

Maintenance:

There are open junction box at the fish tank closet wall; at the distribution circuit board there two neutral wires under one screw (verify should be one wire per screw); not enough outlets around the walls at some rooms (should be a receptacle every twelve feet around the walls where there will be a plug within 6 feet of a lamp or appliance placed in the room; the light is not operational in the furnace crawlspace; some ceiling lights are utility fixtures; bedroom ceiling fan appears to not be wired properly; some room light switches have been installed away from the entry doors; left middle bedroom light switch installed at the adjacent wall on the other side of the room; It is advised to have a electrician service and repair the electrical system; verify all exterior lights operational;

Electrical Pictures



Outlet tested open ground at foyer



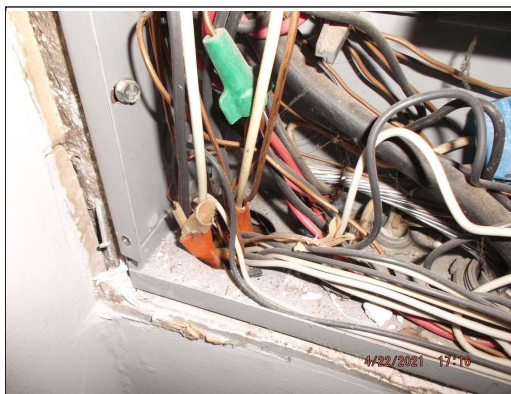
Outlet tested open ground at living room



Utility fixtures for light fixtures at areas



Open junction boxes



Holes in bottom of panel wires touch metal



Outlet tested open ground rear room

Plumbing

Water service

Main shut-off location: At the Street

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

Lead other than solder joints Yes No Unknown Service entry

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

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

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: AO Smith

Capacity: 40

Approx. age: Unknown

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 pipe used for gas pipe visible in the crawlspace; copper and steel pipe join above the water heater with dielectric fittings; water heater is not in a drain pan with a drain pipe leading to the exterior; cannot verify age of water heater (water heaters have a good life of 11 years);

Plumbing Pictures



Water pipe used for gas pipe



Copper/steel pipe join without dielectric fittin



Cannot verify age of water heater

Heating

Remove

Heating system

Unit #1 Brand name: Carrier X 2

Location Attic and Crawlspace

 System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 4+ yrs

 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:

Item to Monitor:

It is advised to have both Furnaces and or HVAC systems checked and serviced for operation before closing; when I arrived the agent rep and buyer stated they turned on the systems (verify both systems operational);

Heating Pictures



Furnace in attic



Furnace in crawlspace

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Carrier X 2 Location: South side of house Approx. age: 4+ yrs 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

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:

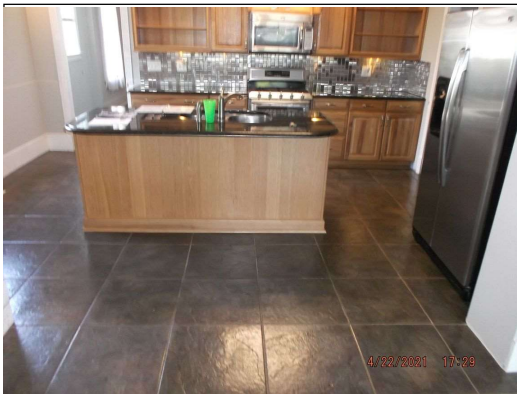
Major Concern:

Kitchen floor sagging under the island; kitchen ceiling sagging and defective finishing; kitchen floor higher than the living room floor causing a trip hazard at the doorway;

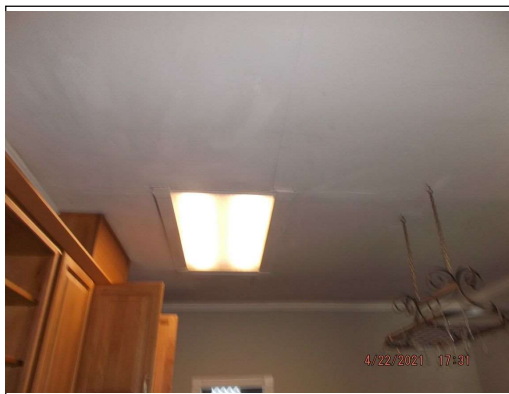
Maintenance:

Kitchen ceiling light has been installed embedded into the sheetrock is improper; disposal did not operate by the switch in the sink cabinet; no anti tilt device connected to the stove; base cabinet to the right of the stove has a defective drawer roller or track at the bottom (drawer not pulls itself back in when closing); stove cook light not operational under the microwave;

Kitchen Pictures



Floor sagging at the island



Defective ceiling installation/light installed?



Defective drawer on left



Disposal did not operate from switch

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard
Heat source present Yes No **Room vented** Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical **Open ground/reverse polarity:** Yes No Safety Hazard
GFCI present Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No
Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:

Maintenance:

There is no washer drain pan installed with a drain pipe leading to the exterior; cannot verify where the dryer vent terminal is located at the exterior foundation or wall (verify); verify there is a J trap in the washer drain pipe below to floor (cannot see one behind the washer); laundry room exterior door drags on the floor and the threshold is not supported (can cause damage and come loose);

Laundry Pictures



No washer drain pan

Rooms

Location: Main Level

Type: Living, Kitchen, Halls, Rooms...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Kitchen ceiling

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

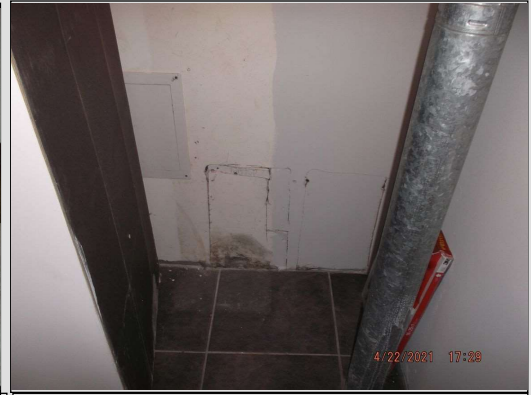
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

Maintenance:

Main Level: Some windows original and have defective hardware; floor system is settling and sloping at several rooms; missing base cap molding at some base boards; there is a missing door trim base block at the hall bath; there are utility light fixtures at some ceilings; left front room floor slopes to the exterior wall; foyer outlets tested open ground; not enough outlets around the walls at several rooms; left rear bed light switch located away from the entry door and ceiling fan did not shut off when the switch was shut off; mold on the sheetrock in the closet behind the bath wall may indicate water leak at the tub faucet;

Rooms Pictures



Room 2

Room

Location: Main 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

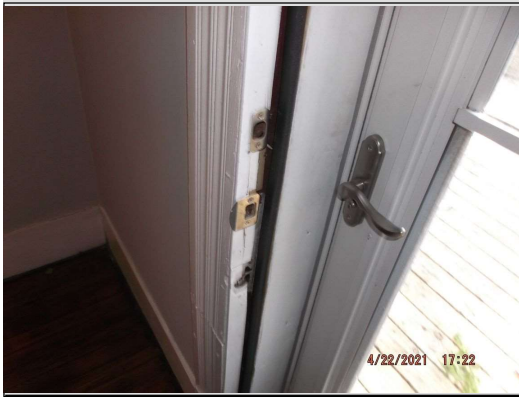
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Maintenance:

Main Level: Missing smoke alarms at various areas and the bedrooms; rear bed exterior door frame split; open junction box in fish tank closet with exposed wire connections; nail pops noted at some walls; no light switch at the middle bed closet; kitchen floor higher the living room floor can be a trip hazard; there is a sign of water intrusion where the chimney pipe pass through the living room ceiling (chimney pipe flashing installed on top of shingles and face nailed can cause roof leaking).

Room2 Pictures



Bed door frame split



No light switch in bed closet



Kitchen floor higher is trip hazard

Bathroom 1

Location: Main Level

Type: Main 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:

Main bath: No tub stopper installed; no caulk where the toilet rest on the floor;

Bathroom1 Pictures



Tub stopper missing



No caulk where toilet rest on the floor

Bathroom 2

Location: 2nd Level

Type: 3/4 Bath

Sinks Faucet leaks: Yes No Pipes leak: Yes NoTubs N/AShowers N/A Faucet leaks: Yes No Pipes leak: Yes No Not VisibleToilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaksShower/Tub area Ceramic/Plastic Fiberglass Masonite OtherCondition Satisfactory Marginal Poor Rooted floors Caulk/Grouting needed: Yes NoDrainage Satisfactory Marginal Poor Water flow Satisfactory Marginal PoorMoisture stains present Yes No Walls Ceilings CabinetryDoors Satisfactory Marginal Poor Window None Satisfactory Marginal PoorReceptacles present Yes No Operable: Yes No GFCI Yes No Recommend GFCI Operable: Yes NoOpen ground/Reverse polarity Yes No Potential Safety Hazard Yes No Recommend GFCI ReceptaclesHeat source present Yes No Exhaust fan Yes No Operable: Yes No Noisy

Bathroom 2 General Comments:

Maintenance:

The kitchen ceiling is below the 2nd floor bath and there are stains and defective repairs in the kitchen ceiling below the 2nd floor bath (verify there are no leaks at the 2nd floor bath); there is no caulk where the toilet rest on the floor; exhaust fan makes mechanical vibration noise when operating;

Bathroom2 Pictures



No caulk at toilet on the floor



Exhaust fan mechanical noise when operating

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: _____ Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:**Major Concern:**

Attic has been converted to a living space and roof braces, collar ties and supports have been removed causing ceilings to sag at several areas; insulation has been placed between 2 by 4 roof rafters and there is no air space behind insulation; attic floor rises, slopes and sags at various areas; It is advised to check with the building department to verify if any building permits were issued for attic conversion;

It is advised to check to verify the floor are living space square footage is what is on record at the tax assessors office, the building official office and the actual square footage of the house;

Safety Hazard:

Missing smoke alarms in bedrooms, halls, attic and other rooms in the house; verify there is a CO detector in the house;

Item to Monitor:

It is advised to check with the building department to verify if any building permits were issued for attic conversion;

Maintenance:

Attic crawlspaces have poor ventilation;

Crawl Space

Crawl space

Full crawlspace
 Interior hatch/door
 Conditioned (heated/cooled)
 Yes
 No

Access

Exterior
 Combination basement/crawl space/slab
 Full Via basement
 No access

Inspected from
 Access panel
 In the crawl space

Foundation walls

Handrail
 Satisfactory
 Marginal
 Have Evaluated
 Monitor
 Cracks
 Movement

Material
 Concrete block
 Poured concrete
 Stone
 ICF
 Wood
 Brick

Floor

Concrete
 Gravel
 Dirt
 Typical cracks
 Not Visible
 Vapor barrier present
 Other

Seismic bolts

None visible
 Appear satisfactory
 Recommend evaluation

Drainage

Sump pump
 Yes
 No
 Operable:
 Yes
 No
 Pump not tested

Standing water
 Yes
 No
 Not Visible
 Evidence of moisture damage
 Yes
 No

Ventilation

Wall vents
 Power vents
 None apparent
 Additional ventilation recommended
 Evidence of moisture damage

Perimeter Vents

Girders/Beams/Columns

Steel
 Wood
 Masonry
 Not Visible
 Sagging/Altered
 Condition
 Satisfactory
 Marginal
 Poor

Joists

Wood
 Engineered I-Type
 Sagging/Altered joists
 Condition
 Satisfactory
 Marginal
 Poor

Subfloor

Not Visible
 Indication of moisture stains/rotting
 Condition
 Satisfactory
 Marginal
 Poor

Insulation

None
 Type: Batt
 Location
 Walls
 Between floor joists
 Other

Vapor barrier

Yes
 No
 Kraft/foil faced
 Plastic
 Not Visible
 Improperly installed
 Other

Crawlspace General Comments:

Major Concern:

Floor system appears improperly installed and supported with wood posts resting on cap blocks at many areas in the crawlspace. Wood support post supporting the floor are resting on cap blocks that may be unstable at several areas; This home had major floor system replacement and it appears the floor system and beams were not properly installed (floors sagging, settling and sloping in the house);

Safety Hazard:

There is mold growing on floor framing at several areas in the crawlspace

Maintenance:

Debris in the crawlspace; foundation vents defective, damaged and missing vent doors; moisture barrier not installed properly over the soil and exposed soil in the crawlspace; floor insulation falling down at some floor areas; the foundation exterior skirt walls appear to have not been installed on the proper foundations between brick columns;

Crawlspace Pictures



Defective foundation under walls



Many support Posts rest on blocks



Defective foundation vents



Mold and fungus



Mold and fungus



Defective moisture barrier

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.