

Property Inspection Report



www.ppinspect.com/404-617-4973



61 16th Street N.E. #1, Atlanta GA.

Inspection Date:

Dec 15, 2020

This confidential report is prepared exclusively for:

Erica Danylchak

Prepared By:

Paris Presley Company

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Richard Farrell

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:	1924
Style:	Condominium
Main Entrance Faces:	North
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	50

THE HOUSE IN PERSPECTIVE

Average Quality Consistent With Aging

Report Summary

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

Major Concerns

Exterior

Many AC units on the roof were not properly marked for condo served. Refrigerant line insulation deteriorated at many AC units on the roof.

Electrical

Could not remove distribution panel cover from wall as it was glued to wall with several layers of paint (can damage wall paint and finish if removed). Based on several interior outlets testing open ground it is advised to have electrical system serviced and repaired. Bedroom outlets tested open ground. Exposed electrical cable at the end of the conduit traveling around the bedroom wall. Exposed light bulb in bed closet & no switch (safety/fire hazard).

Potential Safety Hazards

Interior

Missing guard rails at the stairs leading up to the attic and missing guardrails around the the stairwell in the attic can be a fall hazard

Items to Monitor

Roof

Roof covering is aging, asphalt visible and worn. Roof covering in the last years of good use.

Plumbing

Could not locate the water heating source. Have seller verify source of water heating.

Kitchen

Kitchen floor slopes from the window to the center of the kitchen and kitchen floor slopes towards the stove.

Maintenance

Exterior

Windows have peeling paint, deteriorating window glass putty some areas, windows painted shut and screens missing. Tree limbs growing close to patio (cut limbs back). Small crack in the brick veneer on the right side over the patio door.

Garage

Parking space numbers faded at some parking spaces.

Plumbing

Water pipes in the attic are not wrapped in insulation (could freeze under certain conditions)

Kitchen

Kitchen ceiling light over the sink did not illuminate when switched on. Cracks in the ceiling finish above the sink area and slight settling in the sheetrock. Disposal blades frozen. Sink water slow to drain out. Seller verify dishwasher operational (could not start).

Laundry

There is no washer drain pan installed under the stack unit with a drain pipe extending to the exterior of the building. Could not see the water hookup faucets in the laundry closet. Could not verify the dryer is properly vented to the exterior.

Interior

Screen door to the patio door latch or hook not keeping door fully closed.

Grounds

Service Walks

Material	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Gravel	<input type="checkbox"/> Brick	<input type="checkbox"/> Other	
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Trip hazard	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> 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

Exterior

Add Chimney

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 Minor crack in brick veneer above patio doorway;

Trim

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

Comments**Fascia**

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other Masonry
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

Comments Windows need pressure wash, glass putty replaced some areas and painting;

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other _____

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low

Condition Satisfactory Marginal Poor

Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor

GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Building(s) Exterior Wall Construction

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

Exterior Door

Main Entrance **Weatherstripping:** Satisfactory **Door condition:** Satisfactory

Patio **Weatherstripping:** Satisfactory **Door condition:** Satisfactory

Rear door **Weatherstripping:** **Door condition:**

Other door **Weatherstripping:** Marginal **Door condition:** Satisfactory

Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** Roof

Brand: General **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): _____ 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:

Major Concern: Many AC units on the roof were not properly marked for condo served. Refrigerant line insulation deteriorated at many AC units on the roof.

Maintenance: Windows have peeling paint, deteriorating window glass putty areas, windows painted shut & screens missing. Tree limbs growing close to patio. Small crack in brick veneer over the patio door. on the right. Many AC units located on the roof are not all marked and many others are poorly marked. Based on the AC units over this side of the building, the 1st AC unit appears for condo #1. The AC unit was vibrating and refrigerant line insulation deteriorated.

Exterior Pictures



Deteriorating paint at windows



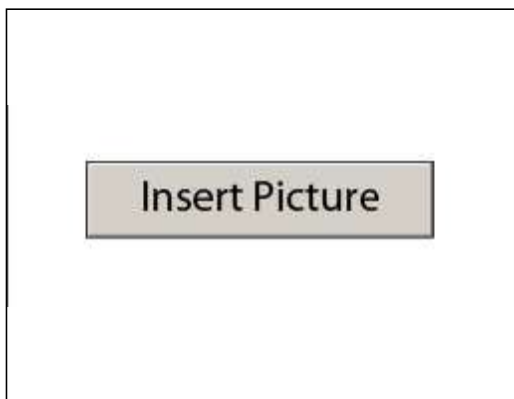
Deteriorating glass putty some window areas



Small crack above right side of the patio door



AC unit poorly marked/insulation deteriorate



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 Low Layers 1 Age 10+ Location North Style Shed Type Roll roofing

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:**Item to Monitor:**

Roofing is aging, asphalt visible and worn. Roof covering in the last years of good use.

Roof Pictures

Roof covering worn



Roof covering deteriorating, asphalt showing

Garage/Carport

ADD

Type

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

Automatic Opener

Yes No Operable Inoperable

Safety Reverse

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

Roofing

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

Gutters/Eavestrough

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

Comments Parking space numbers need repainting.

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair

Condition 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:**

Parking space numbers faded at some parking spaces.

Electrical

Main panel

Location Interior **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

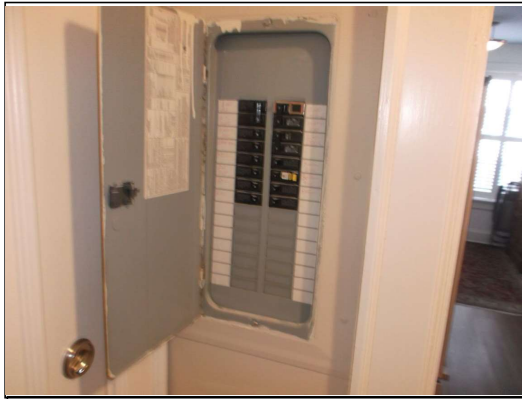
Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible

Not evaluated Reason: panel cover glued to the wall with paint (have a electrician service system)

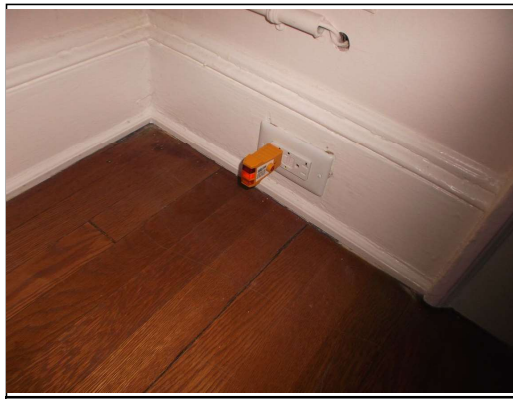
Electrical General Comments:**Major Concern:**

Could not remove distribution panel cover from wall as it was glued to wall with several layers of paint (can damage wall paint and finish if removed). Based on several interior outlets testing open ground it is advised to have electrical system serviced and repaired. Bedroom outlets tested open ground. Exposed electrical cable at the end of the conduit traveling around the bedroom wall. Exposed light bulb in bed closet & no switch (safety/fire hazard).

Electrical Pictures



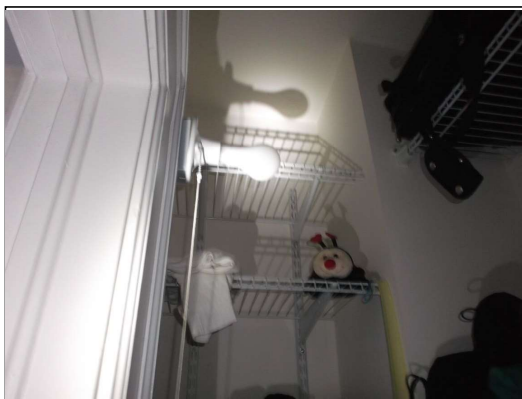
Could not remove panel cover (paint sealed)



Bedroom outlets tested open grounds



Exposed electrical cable at end of conduit



Exposed light bulb, pull chain fire hazard

Plumbing

Water service

Main shut-off location: Attic

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

Comments Copper water pipes in the attic are not wrapped in insulation to protect from freezing;

Water heater

Brand Name: Could not locate

Capacity:

Approx. age:

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

Comments Could not locate water heater source (have seller verify water heater location and or source)

Plumbing General Comments:

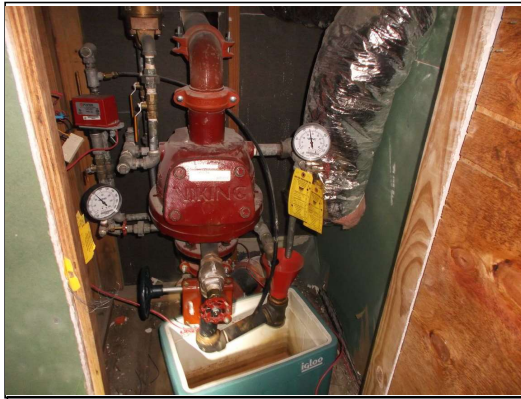
Item to Monitor:

Could not locate the water heating source. Have seller verify source of water heating.

Maintenance:

Water pipes in the attic are not wrapped in insulation (could freeze under certain conditions).

Plumbing Pictures



Water supply system in the attic

Heating

Remove

Heating system

Unit #1 Brand name: Could access

Location Hall ceiling

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

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

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

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

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

CO test Tester: **Combustion air venting present** N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

Heating General Comments:

Major Concern:

Could not access the inside of the furnace as unit is located in hall ceiling and enclosed with a panel & several screws. Furnaces should be readily accessible without the need for tools and filters should be able to be replaced without tools (tools are needed to replace the air filter). It is advised to have a HVAC technician to check and service the total HVAC system before closing to verify operation and maintenance.

Heating Pictures



Furnace & filter covered with panel & screws



AC units appear not properly serviced

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Cannot Verify Location: On Roof Approx. age: ? Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Operation Differential: _____ Not operated due to exterior temperature

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

Cooling General Comments:

Maintenance:

AC unit on the roof appears to have not been properly serviced. AC units are poorly marked and many not marked at all. Could not positively identify the 1st AC unit serves condo #1. AC unit operating during furnace operating in the condo was the first unit on the left on the roof (seller verify which AC unit serves condo #1). Have AC unit and cooling system checked and serviced.

Cooling Pictures



AC unit appears not properly serviced

Could not access HVAC in ceiling

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

Comments Kitchen floor sags in the center and towards the stove.

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:

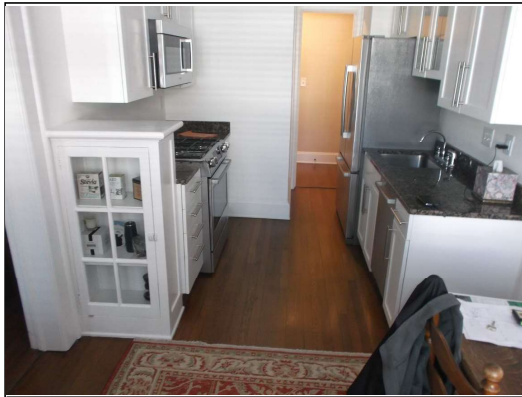
Item to Monitor:

Kitchen floor slopes from the window to the center of the kitchen and kitchen floor slopes towards the stove.

Maintenance:

Kitchen ceiling light over the sink did not illuminate when switched on. Cracks in the ceiling finish above the sink area and slight settling in the sheetrock. Disposal blades frozen. Sink water slow to drain out. Seller verify dishwasher operational (could not start).

Kitchen Pictures



Kitchen floor settling and slopes to stove



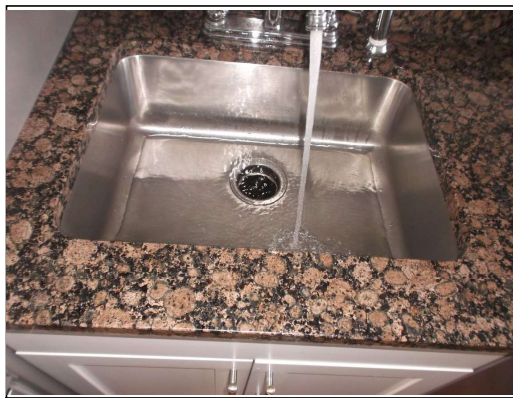
Disposal not operational



Light not operational



Peeling paint and sagging in kitchen ceiling



Water slow draining out the kitchen sink

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 under the stack unit with a drain pipe extending to the exterior of the building. Could not see the water hookup faucets in the laundry closet. Could not verify the dryer is properly vented to the exterior.

Laundry Pictures



No washer drain pan & pipe to ext. installed

Rooms

Location: 1st Floor

Type: Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

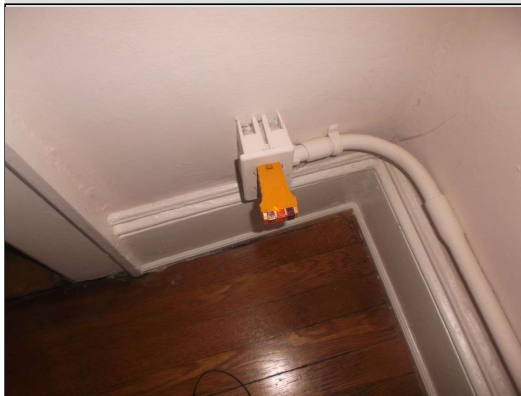
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

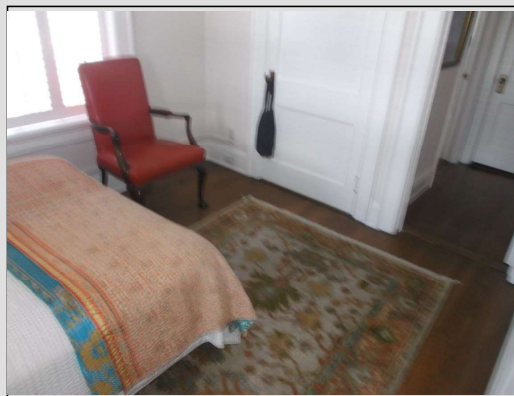
Maintenance:

Outlets in the master bed tested open ground. French doors missing at the bed entry. bedroom floor slightly slopes to the exterior wall. Bedroom windows painted shut, missing screens and missing sash cords. Bedroom door leading to the hall not latching. French doors not installed at the bedroom to living room wall.

Rooms Pictures



Bed outlet tested open ground



Bed floor slopes to exterior corner



Bedroom windows painted shut, no sash cords

Bathroom 1

Location: Main Floor **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

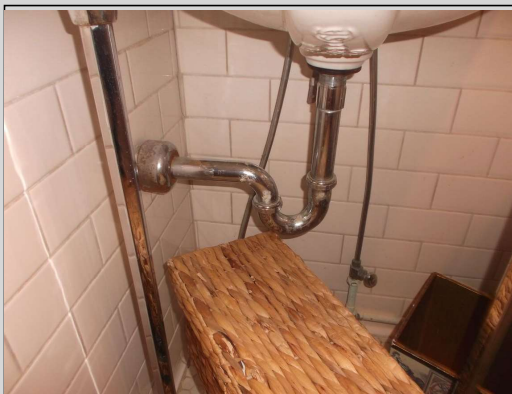
Bathroom 1 General Comments:

Maintenance:
 Main bath missing tub and sink stopper. Exhaust fan has vibration noise while operating and exhaust fan cover dusty. The sink drain pipe is corroding in the cabinet.

Bathroom1 Pictures



Sink stopper missing



Drain pipe corroding



Exhaust fan vibrates and cover dusty

Interior

Windows/Glass

Condition Satisfactory Marginal Poor Needs Repair Representative number of windows operated Painted shut
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism

Evidence of Leaking Insulated Glass N/A Yes No **Safety Glazing Needed:** Yes No

Security Bars Present: Yes No Not tested Safety Hazard Test release mechanism before moving in

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other None

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:**Safety Hazard:**

Missing guard rails and handrails at the stairs leading up to the attic and missing guardrails around the the stairwell in the attic can be a fall hazard.

Maintenance:

Screen door to the patio door latch or hook not keeping door fully closed.

Interior Pictures



No handrails around attic stairwell & at stairs



Hook not closing screen door fully

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.

