

PROPERTY INSPECTION REPORT



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660 Brownlee Rd. SW. Atlanta, GA.

Inspection Date:

Oct 25, 2021

This confidential report is prepared exclusively for:

Bill Mann

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. 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:	1940
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Partially
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Wet
Temperature:	68

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.

This home has some recent remodeling done. Verify all permits issued, inspections and certificate of occupancy issued.

Major Concerns

Grounds

The ground is very wet and water saturated at the top of the front yard, wet ground around the dead tree stump. There is a water leak in the front yard.

Heating

Air vents have been installed in the wrong locations in the ceiling at all rooms. The send air registers are located near the interior walls or center of the rooms. Air sends shall be located at exterior walls over windows or doors. This configuration will cause rooms to not heat and cool properly during the warm and cold months. This type of installation will cause conditioned air to return to the furnace before heating or cooling rooms properly causing higher energy usage.

Kitchen

The kitchen floor rises and slopes at various areas (may indicate defective repairs, structural issues, settling or damage).

Room1

Great Room: Floors rise, slope and settle at various areas from the living room towards the kitchen.

Room2

Den floor sagging in the middle and settling near the sliding glass door may indicate floor damage, differential movement or foundation issues. There is a dry water stain in the den near the interior wall.

Room4

Bedrooms: Front bed closet door knobs in the wrong place on the panels (hard to open). Floors have sloping at various areas from the front bed through the hallway.

Interior

Front door threshold not supported can be damaged over time. Front exterior entry door lock not striking plate needs adjustment. Windows stuck shut.

Crawlspace

Bricks, blocks stacked and jack posts placed to support floor system at various areas in the crawlspace. This may indicate defective and weak floor system at various areas under the house.

Potential Safety Hazards

Kitchen

The kitchen sink drain pipe is configured into a S-Trap which can let sewer gas, methane gas and radon gas back into the house.

Maintenance

Grounds

The soil slopes towards the front porch and foundation at the front of the house. Tree at the left rear corner of the house needs limbs cut back (limbs touch roof).

Cannot see deck floor-to wall flashing from underneath deck flooring. Deck support posts are not notched and bolted to the rim joists.

Front porch floor needs pressure wash. Bees eating holes into porch wood railing.

Exterior

Siding in contact with the soil at the front left of the building (can attract termites and can be damaged by moisture). Dormer siding rest on the roof shingles at sides can be water damaged (there should be a air gap between shingles and siding. Mold on the fascia boards at the left side of the house at the gable. Fascia boards were made from cut pieces of plywood which may warp or weather over time (fascia boards are usually 1 by 6 or 1 by 8 pine). Missing bead of caulk across the top of the electrical meter box. Cannot see drip flashing over the top of the exterior of the kitchen door. There is loose wood trim at the bottom of the front porch post at the left side of entry.

Missing splash blocks at downspouts. Debris in gutters.

Windows missing window screens, sliding glass door screen missing, front door threshold not supported can be damaged after continued walking on, front door entry lock is not striking plate.

Roof

There are no vents cut into the soffit plywood. Tree limbs touch roof. Missing drip flashing on the gable fascia boards. Plywood used for fascia boards is wrong type of wood (should be 1 by 6 or 1 by 8).

Electrical

The service cable's from the street mast head was partially covered with the soffit plywood at the driveway side of the house. There is an open space at the top of the distribution panel that can let sparks escape into the wall (fill gap properly).

space at the top of the distribution panel that can let sparks escape into the room (fill gap properly).

Heating

Corrosion in furnace drain pan may indicate condensate issues now or in the past. There are dry water stains on the den ceiling where these may be under the furnace location (verify no leaks at furnace and AC system).

Cooling

Condensate drain pipe pour at the foundation at the rear of the house behind the AC unit can saturate soil shall be routed 3 feet away from the foundation.

Kitchen

The sink counter slopes to the living room or to the left of the sink. The sink faucet spout is loose at the base. Some cabinet doors bump each other. The dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting to the drain pipe (can let sink water back into the dishwasher drain pipe). Trim wood above the wall cabinets has pine knot stains (wood need primer and painting). Stove rocks back and forth.

Laundry

No washer drain pan installed in the laundry room. Improper vent terminal at the exterior wall is a fire safety issue (can block lint discharge and clog) should be a door flap and no grill in vent terminal).

Room1

Great Room: Verify fireplace is operational. Defective drywall finishing and painting in the living room and dining room ceilings. Ceiling sagging over living room window

Room2

Den: Could not get fireplace to operate. Dry water stains in ceiling near interior wall (verify no leaks from furnace nor roof).

Room3

Bedroom Areas: Missing caulk where door frames end at the flooring. Defective finishing at walls and ceilings at some areas. Floors squeak at various areas. Floors rise and settle at various areas at the halls and bedrooms. There is no door at the coat closet.

Bathroom1

Hall bath exhaust vent at the front exterior wall is blocked. Hall bath ceiling slopes to the right over the tub area. There is no caulk where the toilet rest on the floor. The tub spout and faucet handle are loose. paint on the floor tiles near the tub. There is a large gap where the the door frame ends near the floor. The exhaust fan cover is not flush with to the ceiling.

Bathroom2

Master bath toilet missing caulk where it rest on the floor. Stains on the sink cabinet floor. Sink faucet handle not centered at the hot water side. The floor dips towards the toilet area. Paint peeling at the ceiling above the window (verify no water leak)..

Interior

Verify the ring doorbell will remain at the property and is operational. Verify if the camera system will remain with the property. Verify fireplace operational.

Window stools were not installed against the window sash when closed. Windows are stuck shut.

Master bedroom exhaust fan hums. It is advised to installed smoke alarms in all rooms for sleeping.

Attic has poor ventilation (missing soffit vents at the eaves). No handrail at attic stairs.

Crawlspace

Exposed soil and defective moisture barrier in the crawlspace (poorly placed over soil). Debris in the crawlspace.

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:

Major Concern:

The ground is very wet and water saturated at the top of the front yard, wet ground around the dead tree stump. There is a water leak in the front yard.

Maintenance:

The soil slopes towards the front porch and foundation at the front of the house. Tree at the left rear corner of the house needs limbs cut back (limbs touch roof).

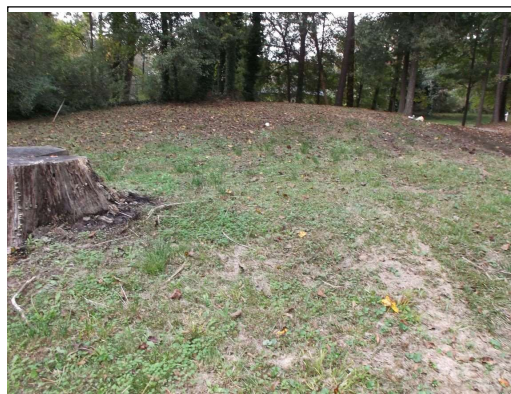
Cannot see deck floor-to wall flashing from underneath deck flooring. Deck support posts are not notched and bolted to the rim joists.

Front porch floor needs pressure wash. Bees eating holes into porch wood railing.

Grounds Pictures



Water leak in the front yard



Dead tree stump and soggy soil



Deck posts are notched but not bolted to rim



Soil slope to porch and foundation



Wood deck missing flashing at house wall



Tree needs limbs trimmed

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

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
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:	Door condition:
Other		

Exterior A/C - Heat pump # 1

Unit #1 **Location** Rear of House

Brand: Rheem **Model #:** General **Approx Age:** 2+

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): cannot verify 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:

Siding in contact with the soil at the front left of the building (can attract termites and can be damaged by moisture). Dormer siding rest on the roof shingles at sides can be water damaged (there should be a air gap between shingles and siding. Mold on the fascia boards at the left side of the house at the gable. Fascia boards were made from cut pieces of plywood which may warp or weather over time (fascia boards are usually 1 by 6 or 1 by 8 pine). Missing bead of caulk across the top of the electrical meter box. Cannot see drip flashing over the top of the exterior of the kitchen door. There is loose wood trim at the bottom of the front porch post at the left side of entry.

Missing splash blocks at downspouts. Debris in gutters.

Windows missing window screens, sliding glass door screen missing, front door threshold not supported can be damaged after continued walking on, front door entry lock is not striking plate.

Exterior Pictures



Siding in the soil



Siding touch shingles



Fascia board is plywood and mold on wood



Missing caulk at fixtures on siding



Cannot verify flashing over side door



Bees drilling holes in the wood railing

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 Medium Layers 1 Age 3+ Location West Style Gable Type Asphalt shingles

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Painted sheet metal
Condition Satisfactory Rusted Missing Separated from chimney/roof Recommend Sealing

Skylights

Condition N/A Cracked/Broken Satisfactory Marginal Poor

Plumbing Vents

Condition Satisfactory Marginal Poor Not Visible Not Present

Roof General Comments:

Maintenance:

There are no vents cut into the soffit plywood. Tree limbs touch roof. Missing drip flashing on the gable fascia boards. Plywood used for fascia boards is wrong type of wood (should be 1 by 6 or 1 by 8).

Roof Pictures



Fascia made of plywood/missing drip flashing



Debris on roof, tree limbs touch roof



No vents installed at the soffit plywood

Electrical

Main panel

Location Exterior
 Condition Satisfactory Marginal Poor
 Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v

Breakers/Fuses Breakers Fuses
 Appears grounded Yes No Not Visible

GFCI breaker Yes No
 Operable: N/A Yes No
 AFCI breaker Yes No
 Operable: N/A Yes No

Main wire Copper Aluminum Not Visible Double tapping
 Condition Satisfactory Marginal Poor

Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard

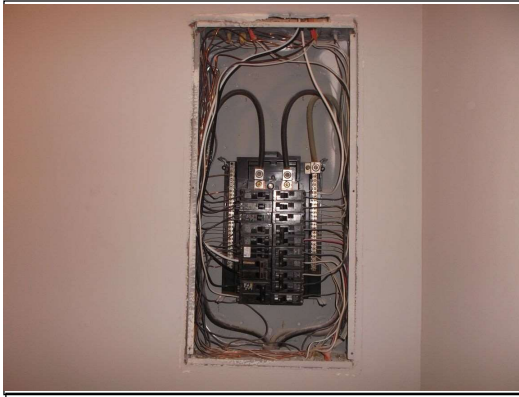
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Electrical General Comments:

Maintenance:

The service cable's from the street mast head was partially covered with the soffit plywood at the driveway side of the house. There is an open space at the top of the distribution panel that can let sparks escape into the wall (fill gap properly).

Electrical Pictures



Gap at the top of the panel can let sparks out



Electrical cables must head under soffit

Plumbing

Water service

Main shut-off location: Yard near street

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

Lead other than solder joints Yes No Unknown Service entry

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

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

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: Rheem

Capacity: 40

Approx. age: 2+

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:

Major water leak in the front yard. Ground in the front yard is water logged from leaking pipe verify all water bills are paid if home is purchased.

Safety Hazard:

There is a unused gas pipe line seen in the crawlspace that is not capped of (gas supply connector still connected).

Maintenance:

There is a open waste pipe at the front yard at the foundation. The exterior hose faucets do not have anti siphon devices connected can let contaminated water back into the water pipe system. There is a old well in the front of the house. Water pipe extending out of the rear foundation is not turned down to the ground.

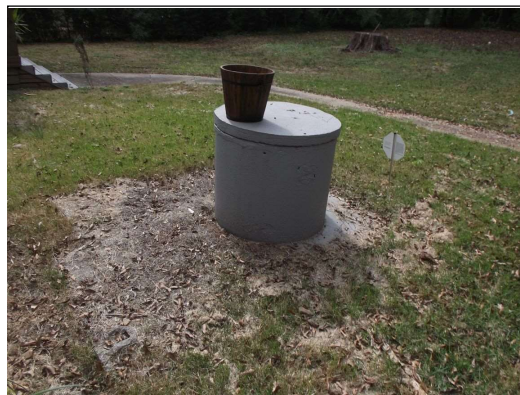
Plumbing Pictures



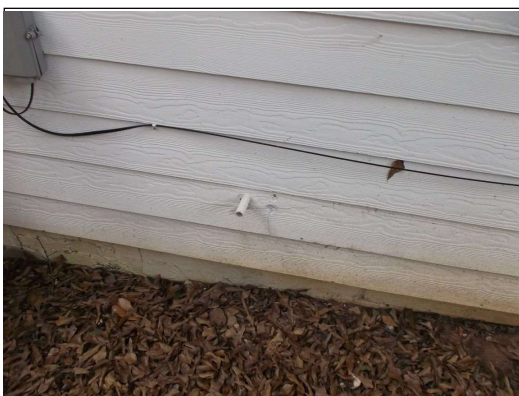
Major water leak in the front yard



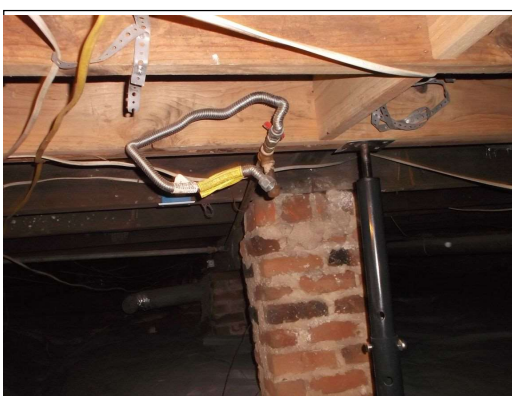
Water heater base poorly built can fail over time



Old well in the front yard



Drain pipe not turned down to the ground



Uncapped gas pipe in crawlspace

Heating

Remove

Heating system

Unit #1 Brand name: Rheem

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2+Energy source Gas Electric Oil LP Solid fuel OtherWarm air system Belt drive Direct drive Gravity Central system Floor/wall unitHeat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted Carbon/soot buildupCarbon monoxide N/A Detected at plenum Detected at register Not testedCombustion air venting present N/A Yes NoControls Disconnect: Yes No Normal operating and safety controls observedDistribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety HazardFlue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair Not VisibleFilter N/A Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic not testedWhen turned on by thermostat Fired Did not fire Proper operation: Yes No Not testedHeat pump N/A Supplemental electric Supplemental gasSub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No**Heating General Comments:****Major Concern:**

Air vents have been installed in the wrong locations in the ceiling at all rooms. The send air registers are located near the interior walls or center of the rooms. Air sends shall be located at exterior walls over windows or doors. This configuration will cause rooms to not heat and cool properly during the warm and cold months. This type of installation will cause conditioned air to return to the furnace before heating or cooling rooms properly causing higher energy usage.

Maintenance:

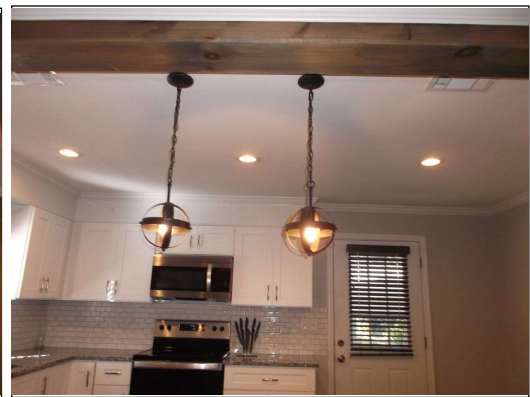
Corrosion in furnace drain pan may indicate condensate issues now or in the past. There are dry water stains on the den ceiling where these may be under the furnace location (verify no leaks at furnace and AC system).

Heating Pictures

No air vents at exterior wall



Air vents at center of room



Air vent located near beam wrong place



Air vent located near interior wall in bed



Furnace in attic



Corrosion in drain pan under furnace

Cooling System

Heat Pump - A/C Unit #1

Brand Name: General Location: Rear of house Approx. age: 3+ Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other

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

Operation Differential: OK Not operated due to exterior temperature

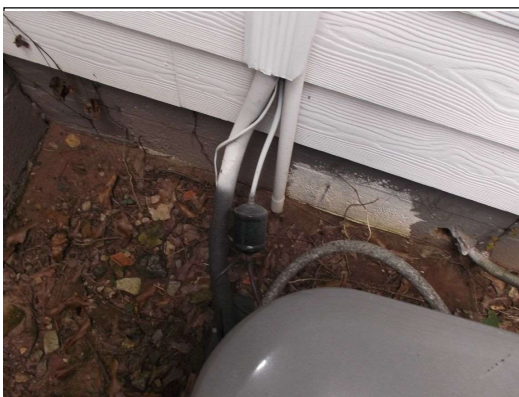
condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Cooling General Comments:

Maintenance:

Condensate drain pipe pour at the foundation at the rear of the house behind the AC unit can saturate soil shall be routed 3 feet away from the foundation

Cooling Pictures



Condensate drain pipe pour at foundation

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 floor rises and slopes at various areas (may indicate defective repairs, structural issues, settling or damage).

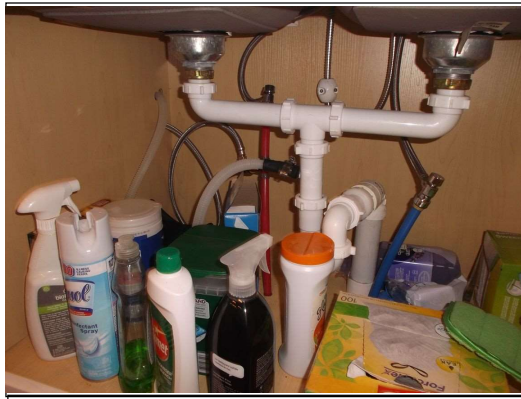
Safety Hazard:

The kitchen sink drain pipe is configured into a S-Trap which can let sewer gas, methane gas and radon gas back into the house.

Maintenance:

The sink counter slopes to the living room or to the left of the sink. The sink faucet spout is loose at the base. Some cabinet doors bump each other. The dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting to the drain pipe (can let sink water back into the dishwasher drain pipe). Trim wood above the wall cabinets has pine knot stains (wood need primer and painting). Stove rocks back and forth.

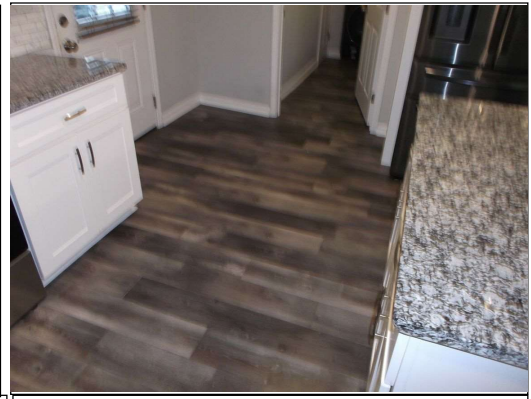
Kitchen Pictures



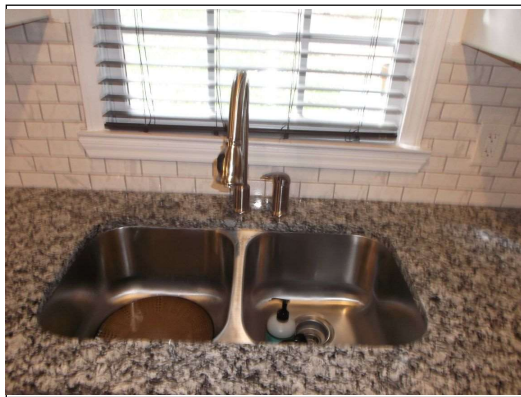
Drain pipe S-Trap



Dishwasher drain pipe not high looped



Floor sagging in door area



Faucet spout loose at the base



Counter and floor slopes to the left



Defective paint above/doors bump

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:**

No washer drain pan installed in the laundry room. Improper vent terminal at the exterior wall is a fire safety issue (can block lint discharge and clog) should be a door flap and no grill in vent terminal).

Laundry Pictures



Improper dryer vent terminal (this is for bath)



No washer drain pan installed with line

Rooms

Location: Main Area

Type: Living, Den...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Den 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:

Major Concern:

Great Room: Floors rise, slope and settle at various areas from the living room towards the kitchen.

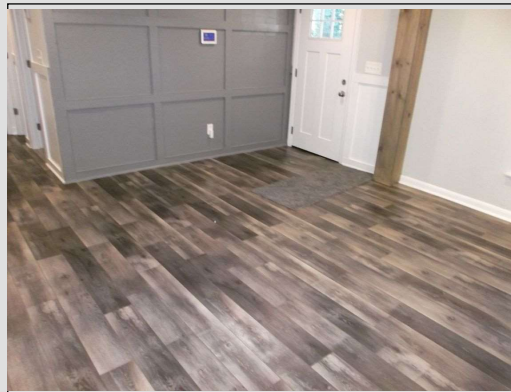
Maintenance:

Great Room: Verify fireplace is operational. Defective drywall finishing and painting in the living room and dining room ceilings. Ceiling sagging over living room window

Rooms Pictures



Ceiling sagging over window area



Floor settling at front door area



Floor sagging in the center of the room

Room 2

Room

Location: Main Area

Type: Den

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Ceiling near interior wall

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:

Den floor sagging in the middle and settling near the sliding glass door may indicate floor damage, differential movement or foundation issues. There is a dry water stain in the den near the interior wall.

Maintenance:

Den: Could not get fireplace to operate. Dry water stains in ceiling near interior wall (verify no leaks from furnace nor roof).

Room2 Pictures



Floor sagging and settling toward S/L door



Verify fireplace operational



Water stains in den ceiling

Room 3

Room

Location: Main Level

Type: Bedrooms, Hall...

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

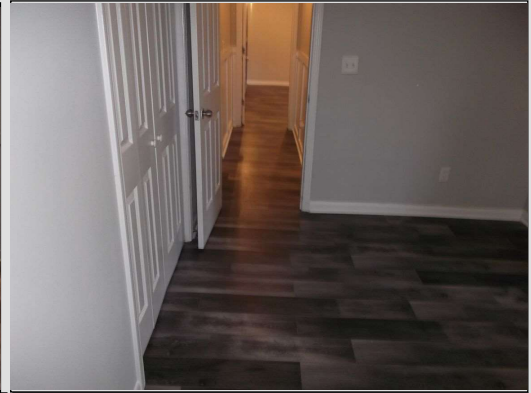
Doors Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

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 3 General Comments:**Maintenance:**

Bedroom Areas: Missing caulk where door frames end at the flooring. Defective finishing at walls and ceilings at some areas. Floors squeak at various areas. Floors rise and settle at various areas at the halls and bedrooms. There is no door at the coat closet.

Room3 Pictures

Floor settles at master bedroom areas

Hall slopes to the right and settles

Room 4**Room****Location:** Rooms**Type:** Bedrooms, Hall...**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

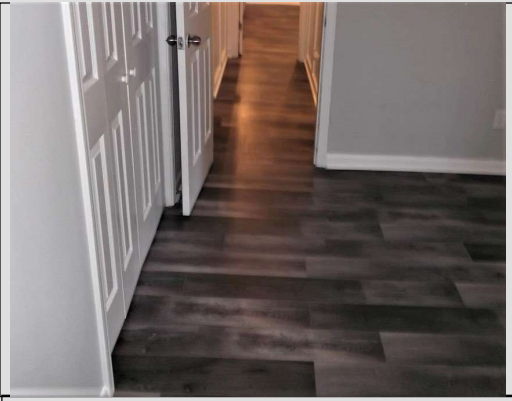
 Cover plates missing
Heating source present
 Yes
 No

 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 4 General Comments:**Major Concern:**

Bedrooms: Front bed closet door knobs in the wrong place on the panels (hard to open). Floors have sloping at various areas from the front bed through the hallway.

Room4 Pictures



Floor sagging

Bathroom 1

Location: Main bath **Type:** Full

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

Tubs N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 1 General Comments:

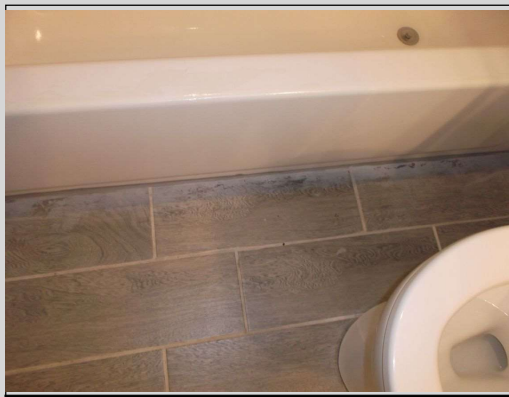
Maintenance:

Hall bath exhaust vent at the front exterior wall is blocked. Hall bath ceiling slopes to the right over the tub area. There is no caulk where the toilet rest on the floor. The tub spout and faucet handle are loose. paint on the floor tiles near the tub. There is a large gap where the the door frame ends near the floor. The exhaust fan cover is not flush with to the ceiling.

Bathroom1 Pictures



Tub spout and faucet handle loose



Paint on floor tile



Large gap at door frame and floor

Bathroom 2

Location: Master Bath **Type:** 3/\$

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

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 2 General Comments:

Maintenance:

Master bath toilet missing caulk where it rest on the floor. Stains on the sink cabinet floor. Sink faucet handle not centered at the hot water side. The floor dips towards the toilet area. Paint peeling at the ceiling above the window (verify no water leak)..

Bathroom2 Pictures



Floor settling near toilet



Paint peeling above window



Dry stains on cabinet floor

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: Den

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 Closet

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 3-4 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:**Major Concern:**

Front door threshold not supported can be damaged over time. Front exterior entry door lock not striking plate needs adjustment. Windows stuck shut.

Safety Hazard:

Some flooring in the attic is made up of hollow core doors laid across ceiling joists are a fall hazard. Some attic flooring is loose and defective are a safety and fall hazard.

Maintenance:

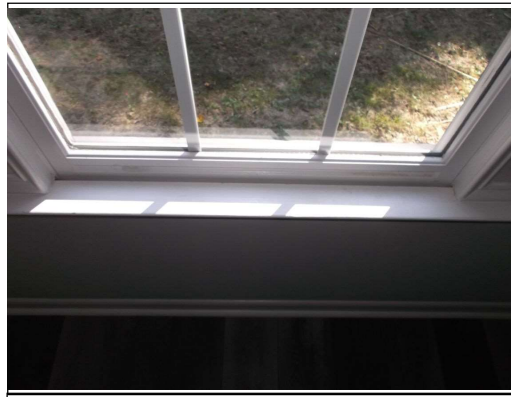
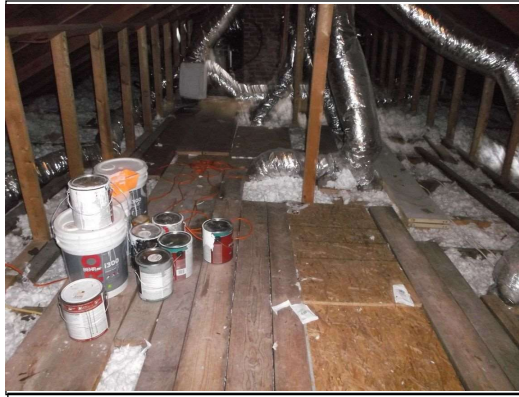
Verify the ring doorbell will remain at the property and is operational. Verify if the camera system will remain with the property. Verify fireplace operational.

Window stools were not installed against the window sash when closed (can allow excessive air intrusion). Windows are stuck shut.

Master bedroom exhaust fan hums. It is advised to installed smoke alarms in all rooms for sleeping.

Attic has poor ventilation (missing soffit vents at the eaves). No handrail at attic stairs.

Interior Pictures



Gap at window stools and window sash

Front door threshold is not supported

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: **Location** Walls Between floor joists Other

Vapor barrier

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

Crawlspace General Comments:

Major Concern:

Bricks, blocks stacked and jack posts placed to support floor system at various areas in the crawlspace. This may indicate defective and weak floor system at various areas under the house.

Maintenance:

Exposed soil and defective moisture barrier in the crawlspace (poorly placed over soil). Debris in the crawlspace.

Crawlspace Pictures



Stacked blocks and bricks



Jack posts placed under floor framing



Exposed soil in crawlspace



Loose moisture barrier/debris

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