

PROPERTY INSPECTION REPORT



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1350 Carter Rd. Decatur, GA. 30030

Inspection Date:

Oct 31, 2021

This confidential report is prepared exclusively for:

Matthew Withers

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:	1950
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground Cover:	Wet
Temperature:	63

THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

Report Summary

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

Major Concerns

Grounds

Large trees in the front yard with one leaning towards the house and other leaning towards neighbor's property and street.

The side screened porch screen framing appears to lean toward the street.

Plumbing

The main water pipe from the street appears to be the original steel and would be at the end of use. The water was brown at the hose faucets when tested. There are no anti siphon devices connected to the hose faucets (can let contaminated water back into the water supply).

Kitchen

The kitchen floor slopes to and or sinks at the stove and sink area (may be damaged or defective floor system).

Room1

Living room floor slopes to the hall to the bedrooms area. Living room floor slopes to the center wall of the house as the kitchen floor slopes to the center wall area also (may be defective floor system, foundation settling, damaged floor system and or defective repairs to the floor system).

Bathroom1

The shower exterior wall may have water damage. There appears to be bulging in the wall and tiles defective.

Potential Safety Hazards

Grounds

No anti siphon devices installed on the exterior hose faucets.

Exterior

There is an electrical cable laying on top of the ground at the front yard near the tree (leading to the light nailed to the tree). There is an outlet in the front yard that is not GFCI protected and tested open ground.

Roof

Chimney missing rain cap and spark screen and flue pipe broken off down to the top of the chimney.

Electrical

There is an electrical cable leading out of a foundation vent, traveling across the ground and up the tree to a flood light that is not protected from damage and has exposed connections near the tree. The receptacle on the short post in the yard tested on GFCI protection and open or weak ground.

There is a hole in the bottom of the distribution panel that can let sparks escape into the wall space. There is an excessive gap between the distribution panel box and the sheetrock that can let sparks escape into the wall space (should be filled or closed). Distribution panel set too far back in the wall from the sheetrock.

The lights in the closets are utility fixtures without globes can be a fire hazard (lights in closets should have globes).

The living room outlet tested open ground.

Plumbing

The gas vent pipe hood is not centered over the water heater vent collar (in the attic) can let exhaust gasses escape into the attic.

Kitchen

The sink drain pipe system is a S-Trap which can let sewer gas, methane gas and radon gas into the house under certain conditions.

Room1

The closet light fixtures have exposed bulbs (should have fixtures with globes for fire safety).

Maintenance

Grounds

Two large tree stumps remain in the front yard can create large holes once rotted away.

There is no handrail at the front stairs railing, front steps have slight rotation forward. The rear concrete patio has poor slope away from the building (surface water can flow to the house during heavy rains, can cause water damage to floor seals in this area and under the rear door).

Flashing (allows water can flow to the house during heavy rains; can cause water damage to roof seals in this area and under the rear door threshold).

Exterior hose faucet pipes loose in the walls and movement when turning on and off the water can cause damage.

Exterior

Siding needs pressure wash. Siding in the soil at the rear and the left side can cause water damage and attract termites. Missing caulk where light fixtures are attached to the front porch brick veneer. There are unprotected holes in the siding where AC pipes enter wall at the left side of the house. Some siding panel loose or detaching at some areas around the house.

Water damage noted at the window seal on the left side of the house. Some metal cladding at the window seals have poor slope away from the wall and can cause water to drain back to siding and or wall. Rear wood windows original and need repair and glass putty replaced. may be water damage to window seals under medal cladding.

Foundation has missing and defective foundation vents. Can see slight settling cracks in foundation at a few areas. Foundation needs wash and painting.

Rear porch floor has poor slope away from the building may can cause water to flow to the house during heavy and or long rains.

Gutters filled with debris, downspouts pour at the foundation should be routed 3 feet away.

Roof

Pipe flashing is installed on top of shingles and face nailed at areas. Pipe flashing not under shingles and lifting at the rear lower roof area. The flashing around the chimney at the roof line appears to not have a tight seal on the brick. There is mold on the trim at the chimney brick seen from the side porch may indicate a leak at the chimney on the roof. Missing rain cap at gas vent pipe on roof.

Electrical

The exterior light fixtures attached to the brick at the front porch appears to be loose in the wall and missing a caulk seal around the fixture on the wall to prevent water entry into the holes in the wall. There is a screw missing in the distribution panel cover in the hall closet.

Plumbing

The water pipes in the attic are not wrapped with pipe insulation (can freeze and burst if there is no heat in freezing weather for an extended amount of time). Seller verify the water heater is properly supported with the ceiling joists or extra support has been installed under the water heater in the attic. Water pipe used for gas pipe seen in the crawlspace. Copper and steel pipe join above the water heater can cause corrosion and rust in the pipes. Expansion tank supported with the water pipe can damage the pipe.

Heating

It is advised to have the HVAC system checked for service and maintenance. The air ducts appear to be very dusty. The filter door is not in place at the plenum near the furnace in the attic.

Kitchen

There is no anti tilt device connected to the stove. There is no exhaust fan over the stove. It is advised to verify all outlets within 6 feet of the kitchen sink be protected with GFCI outlets.

Laundry

Dryer may be exhausting into the crawlspace or pipe has a hole based on all the lint in the crawlspace. It is advised to install a drain pan under the washer. Could not see all the plumbing and connections for the washer/dryer connections.

Room1

Rear bedroom ceiling fan has excessive humming while operating.

Bathroom1

Tub finish soiled.

Interior

It is advised to install new smoke alarms in all bedrooms, in the hall and in the living room. It is advised to install at least one new CO detector in the hall area.

Could no fully see or access the fireplace as the TV was in front of the fireplace.

The attic ladder is slightly too long.

Crawlspace

Missing moisture barrier over crawlspace dirt floor. Can see slight fungus like substance on floor framing at some areas in the crawlspace. Damaged, defective and missing foundation vents.

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:

Large trees in the front yard with on leaning towards the house and other leanint towards neighbor's property and street.

The side screened porch screen framing appears to lean toward the street.

Safety Hazard:

No anti siphon devices installed on the exterior hose faucets.

Maintenance:

Two large tree stumps remain in the front yard can create large holes once rotted away.

There is no handrail at the front stairs railing, front steps have slight rotation forward. The rear concrete patio has poor slope away from the building (surface water can flow to the house during heavy rains, can cause water damage to floor seals in this area and under the rear door threshold).

Exterior hose faucet pipes loose in the walls and movement when turning on and off the water can cause damage.

Grounds Pictures



Trees have excessive leaning in front yard



Large tree stumps in the front yard



Screened porch framing leaning



Slight cracks in foundation/faucet loose



Rear patio has poor slope away from house



Electrical cable & connections exposed

Exterior

Chimney(s)

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

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

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

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

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

Service Entry

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

Condition Satisfactory Marginal Poor

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

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Patio **Weatherstripping:** _____ **Door condition:**

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: Tappan **Model #:** General **Approx Age:** 15+

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:

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Maintenance:

Siding needs pressure wash. Siding in the soil at the rear and the left side can cause water damage and attract termites. Missing caulk where light fixtures are attached to the front porch brick veneer. There are unprotected holes in the siding where AC pipes enter wall at the left side of the house. Some siding panel loose or detaching at some areas around the house.

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Rear porch floor has poor slope away from the building may can cause water to flow to the house during heavy and or long rains.

Gutters filled with debris, downspouts pour at the foundation should be routed 3 feet away.

Exterior Pictures



Siding needs wash & contact the ground



Foundation vents no screens and no doors



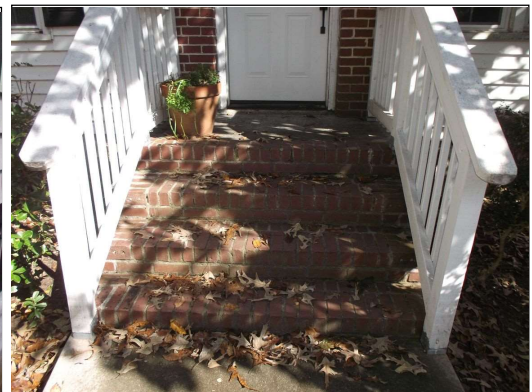
Siding in the soil, needs wash



Rot a window seal at left side



Cladding on seal slope to window



Missing handrails at front 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 Steep Layers 1 Age 7+ 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:

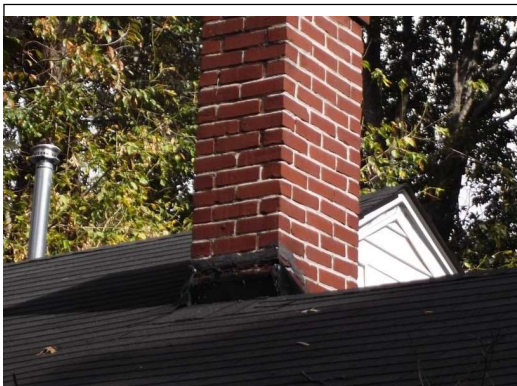
Safety Hazard:

Chimney missing rain cap and spark screen and flue pipe broken off down to the top of the chimney.

Maintenance:

Pipe flashing is installed on top of shingles and face nailed at areas. Pipe flashing not under shingles and lifting at the rear lower roof area. The flashing around the chimney at the roof line appears to not have a tight seal on the brick. There is mold on the trim at the chimney brick seen from the side porch may indicate a leak at the chimney on the roof. Missing rain cap at gas vent pipe on roof.

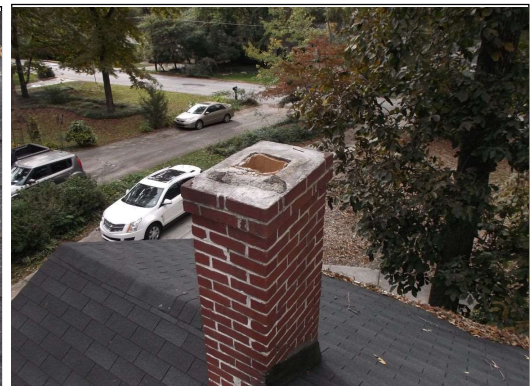
Roof Pictures



Improper flashing covered with tar



Flashing on top of shingles face nailed



Missing chimney cap and broken flue pipe



Shingles roll up near gutter



Missing rain cap on gas vent pipe



Mold on molding at porch may indicate leak

Electrical

Main panel

Location In Hall Closet
 Condition Satisfactory Marginal Poor
 Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses
 Appears grounded Yes No Not Visible

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

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

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

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit

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

Not evaluated Reason: _____

Electrical General Comments:

Safety Hazard:

There is a electrical cable leading out of a foundation vent, traveling across the ground and up the tree to a flood light that is not protected from damage and has exposed connections near the tree. The receptacle on the short post in the yard tested on GFCI protection and open or weak ground.

There is a hole in the bottom of the distribution panel that can let sparks escape into the wall space. There is a excessive gap between the distribution panel box and the sheetrock that can let sparks escape into the wall space (should be filled or closed). Distribution panel sit too far back in the wall from the sheetrock.

The lights in the closets are utility fixtures without globes can be a fire hazard (lights in closets should have globes).

The living room outlet tested open ground.

Maintenance:

The exterior light fixtures attached to the brick at the front porch appears to be loose in the wall and missing a caulk seal around the fixture on the wall to prevent water entry into the holes in the wall. There is a screw missing in the distribution panel cover in the hall closet.

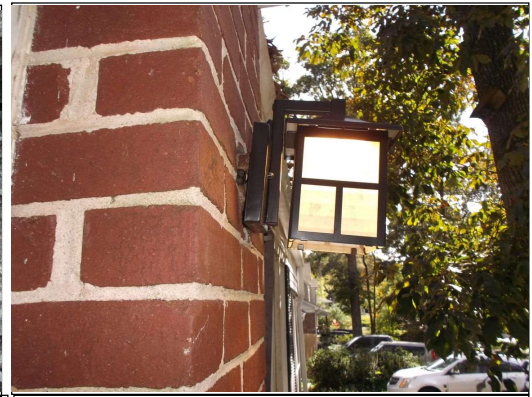
Electrical Pictures



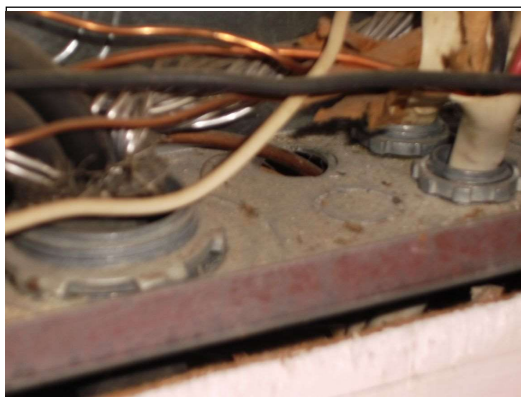
Yard outlet tested open ground/no GFCI



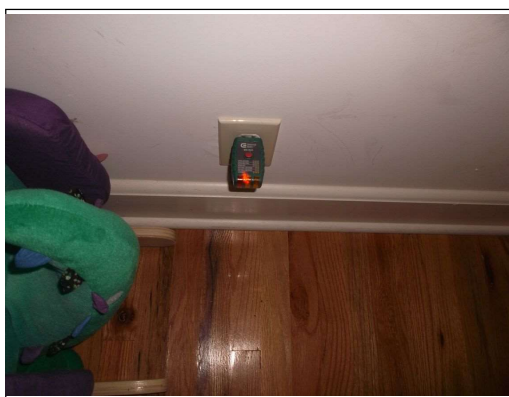
Exposed cable and wire connections



Loose light fixtures on brick veneer



Open hole and gap at bottom of panel



Outlet tested open ground



Exposed light bulbs in closets

Plumbing

Water service

Main shut-off location: Front Yard

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: 1+

Type Gas Electric Oil LP OtherCombustion air venting present N/A Yes NoSeismic restraints needed N/A Yes NoRelief valve Yes No Extension proper: Yes No Missing Recommend repair Improper materialVent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repairCondition Satisfactory Marginal Poor**Plumbing General Comments:****Major Concern:**

The main water pipe from the street appears to be the original steel and would be at the ended of use. The water was brown at the hose faucets when tested. There are no anti siphon devices connected to the hose faucets (can let contaminated water back into the water supply).

Safety Hazard:

The gas vent pipe hood is not centered over the water heater vent collar (in the attic) can let exhaust gasses escape into the attic.

Maintenance:

The water pipes in the attic are not wrapped with pipe insulation (can freeze and burst if there is no heat in freezing weather for an extended amount of time). Seller verify the water heater is properly supported with the ceiling joists or extra support has been installed under the water heater in the attic. Water pipe used for gas pipe seen in the crawlspace. Copper and steel pipe join above the water heater can cause corrosion and rust in the pipes. Expansion tank supported with the water pipe can damage the pipe.

Plumbing Pictures

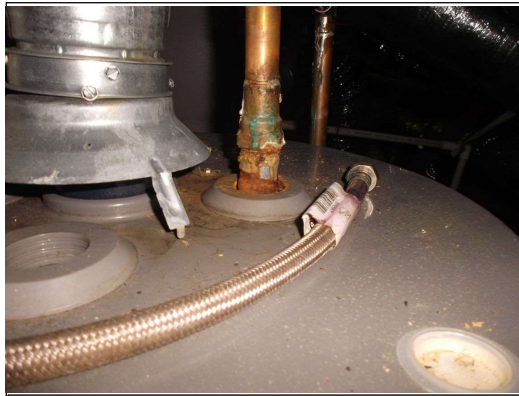
Main water pipe appears to be steel



Verify hose faucets leaking at the handles



Water pipes in attic not wrapped in insulation



Copper and steel join causing rust & corrosior



Expansion tank supported with water pipe



Verify if hose faucet leaks at the handle

Heating

Remove

Heating system

Unit #1 Brand name: Tappan

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 10+

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:

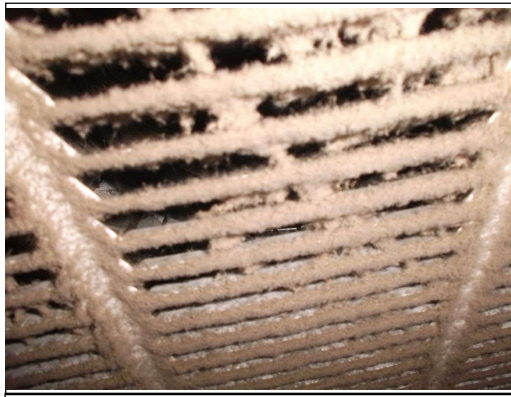
Maintenance:

It is advised to have the HVAC system checked for service and maintenance. The air ducts appear to be very dusty. The filter door is not in place at the plenum near the furnace in the attic.

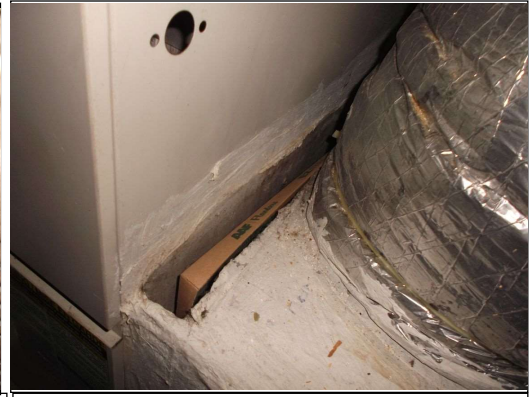
Heating Pictures



Return dusty



Air ducts dusty



Missing filter door



Furnace is aging

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Tappan Location: Side of house Approx. age: 10+ 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 _____

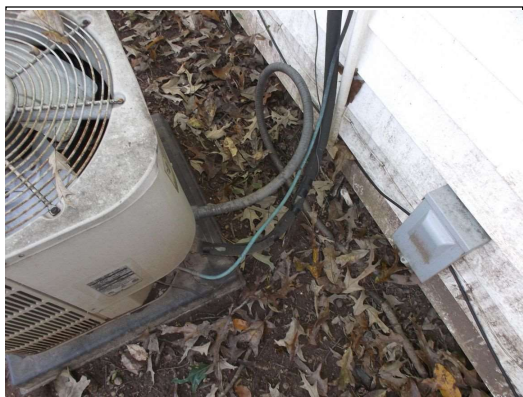
Secondary condensate line/drain Present: Yes No **Needed:** Yes No Primary pan appears clogged

Recommend technician evaluate

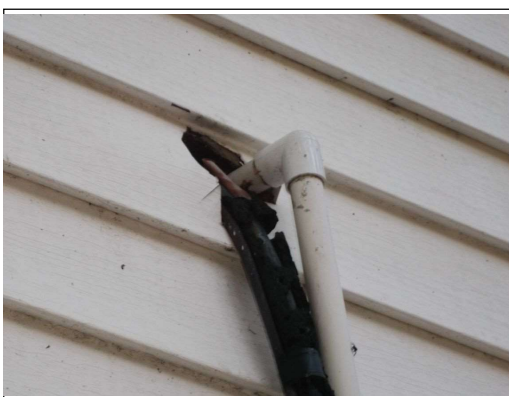
Operation Differential: OK _____ Not operated due to exterior temperature

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

Cooling Pictures



Refrigerant line insulation deteriorated



Refrigerant line insulation damaged



Unit needs cleaning and service



Condensate pipe not routed away

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	<input checked="" type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Trash Compactor	<input checked="" type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Dishwasher	<input type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	Exhaust fan	<input type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested
Range	<input type="checkbox"/> N/A	Operable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Refrigerator	<input type="checkbox"/> N/A	Operable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Oven	<input type="checkbox"/> N/A	Operable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Microwave	<input checked="" type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Range/Oven	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric			Cooktop	<input type="checkbox"/> N/A	Operable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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 slopes to and or sinks at the stove and sink area (may be damaged or defective floor system).

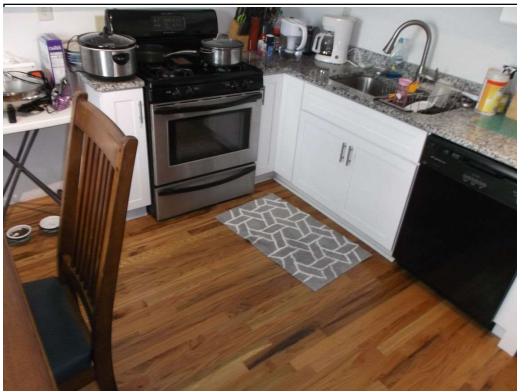
Safety Hazard:

The sink drain pipe system is a S-Trap which can let sewer gas, methane gas and radon gas into the house under certain conditions.

Maintenance:

There is no anti tilt device connected to the stove. There is no exhaust fan over the stove. It is advised to verify all outlets within 6 feet of the kitchen sink be protected with GFCI outlets.

Kitchen Pictures



Floor slopes towards stove and sink



Improper and unsafe drain pipe system



Missing exhaust fan

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard

Heat source present Yes No **Room vented** Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical **Open ground/reverse polarity:** Yes No Safety Hazard

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

Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:

Maintenance:

Dryer may be exhausting into the crawlspace or pipe has a hole based on all the lint in the crawlspace. It is advised to install a drain pan under the washer. Could not see all the plumbing and connections for the washer/dryer connections.

Rooms

Location: Main Area **Type:** Living, 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 **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:

Living room floor slopes to the hall to the bedrooms area. Living room floor slopes to the center wall of the house as the kitchen floor slopes to the center wall area also (may be defective floor system, foundation settling, damaged floor system and or defective repairs to the floor system).

Safety Hazard:

The closet light fixtures have exposed bulbs (should have fixtures with globes for fire safety).

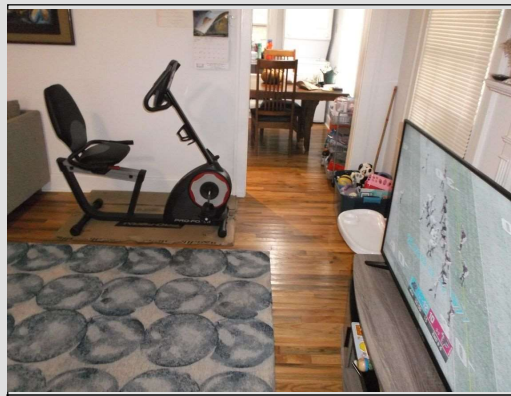
Maintenance:

Rear bedroom ceiling fan has excessive humming while operating.

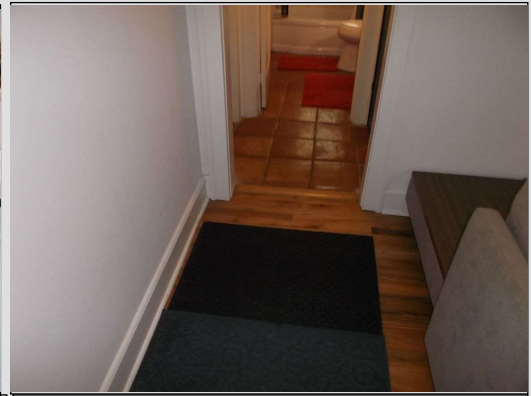
Rooms Pictures



Fan excessive hum



Floor slopes to dining room wall



Floor slopes to hall wall

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:

Major Concern:

The shower exterior wall may have water damage. There appears to be bulging in the wall and tiles defective.

Maintenance:

Tub finish soiled.

Bathroom1 Pictures



Wall defective and may have water damage



Tub finish soiled

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: Living Room

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 Living Room

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 1 to 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:

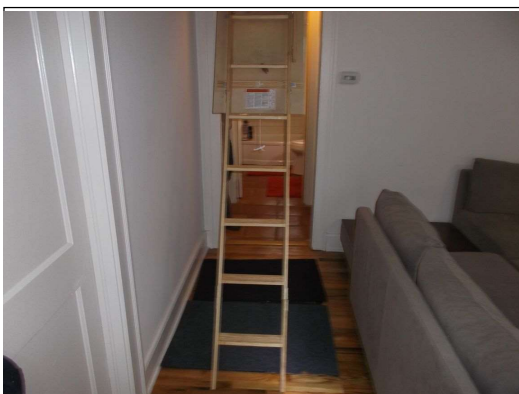
Maintenance:

It is advised to install new smoke alarms in all bedrooms, in the hall and in the living room. It is advised to install at least one new CO detector in the hall area.

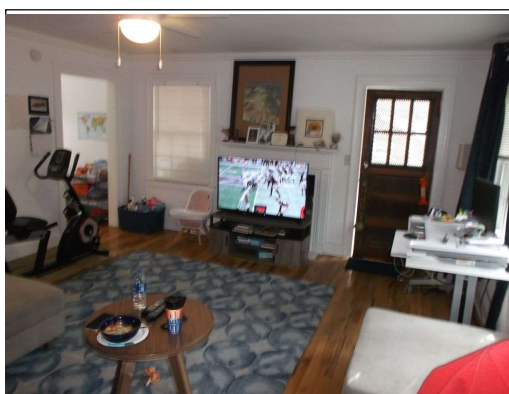
Could no fully see or access the fireplace as the TV was in front of the fireplace.

The attic ladder is slightly too long.

Interior Pictures



Attic ladder slightly too long



TV block access to fireplace

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:

Maintenance:

Missing moisture barrier over crawlspace dirt floor. Can see slight fungus like substance on floor framing at some areas in the crawlspace. Damaged, defective and missing foundation vents.

Crawlspace Pictures



Missing moisture barrier



Slight fungus like substance on floor joists



Missing moisture barrier



Defective foundation vents

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