

Property Inspection Report



www.ppinspect.com/404-617-4973



117 Scarlett Dr. Jonesboro, GA.

Inspection Date:

Dec 19, 2020

This confidential report is prepared exclusively for:

E. Harris

Prepared By:

PPREI Company

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: 1958

Style: 1 Story

Main Entrance Faces: East

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain: No

Ground Cover: Damp

Temperature: 47

THE HOUSE IN PERSPECTIVE

[Average Quality / Lacking Maintenance](#)

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

Electrical

There is a ground wire detached from the ground rod at the rear yard near the foundation; there are openings in the distribution panel with cables entering contacting sharp metal edges. The holes in the distribution panel box walls can let sparks escape. There is too much gap between the distribution panel box and the sheetrock (can let sparks escape into the wall space). Interior outlets are not grounded (two holes instead of 3);

Plumbing

Cast Iron waste pipe has a split in a section in the crawlspace (check all waste pipes in the crawlspace for damage. There is some kind of material wrapped around some copper water pipes in the crawlspace (verify no leaks and verify not Asbestos).

Heating

Asbestos like materials appear to be wrapped around old metal pipes in the crawlspace (some Asbestos tape damage, loose, removed and detached).

Potential Safety Hazards

Grounds

Steps up to the house door at carport and up to the utility room too high (more than 7.5 inches) can be a trip Hazard.

Kitchen

Electrical cables conduit leading from the cook top to the junction missing bushing and can be a shock hazard and short.

Interior

Attic ladder damaged and needs repair or replacement; light in attic missing switch near entry is a safety hazard.

Maintenance

Grounds

Hose faucet at the rear wall leaks at the handle. Hi pressure at the front hose faucet when first turned on.

Exterior

The HVAC system compressor was operating outside but system was not warming interior while operating. It is not advised to operate AC unit in cold weather can cause damage. Refrigerant line insulation missing at exterior. Condensate drain pipe drips at foundation. Foundation vents damaged and missing screens and defective, missing doors (replace). There is daylight at bottom of the kitchen door to the carport. Water damage to carport ceiling.

Roof

Roof covering appears to have lifting shingles and defective wood decking at the front roof near the porch valley on the left side of the front porch roof. Some shingle tabs are lifting at various areas. Shingles have begun to show signs of wear. Pipe and vent flashing have been installed on top of shingles and face nailed (can cause leaks). Shingles different colors at repairs. TV dish bolted to the roof deck can cause leaks over time.

Garage

Water stains and water damage to the carport wood ceiling. Carport steps up to the house door and utility/laundry room door are too high and can be a trip hazard for some.

Plumbing

No expansion tank above the water heater; water pressure was slightly high at the exterior hose faucets; rear hose faucet leaks at the handle;

Heating

The AC compressor at the exterior was operating and the furnace blower was operating but air flow was low at registers and the system was not heating the house fully. Air flow was very low at air registers at several rooms. Some air vents of the last system installed were not installed near the exterior walls. It is advised to have a certified HVAC person or company check and service the system for operation. Old furnace still in the crawlspace and another furnace has been installed in the attic in a very cramped space.

Cooling

Refrigerant line insulation missing at the exterior; condensate drain pipe drains at the foundation; AC compressor was operating at the time of the inspection but poor heating at the air registers. It is not advised to operate the AC unit when the outdoor temperature is less than 60 (can damage system).

Kitchen

Disposal blades frozen (motor hums). Exhaust fan motor has excessive noise and is at end of use. Drawer tracks have rough rollers or rough tracks. kitchen floor slightly slopes to the sink wall. Improper electrical cable leading to the disposal (not protected in conduit).

Laundry

Dryer vent door stuck open at the exterior wall; outlet behind washer was not energized

Room1

Defective ceiling repair at living room; mold like substance and sagging at hall bathroom ceiling over tub; ceiling fan not operational at rear bedroom; ceiling fan wobbles at master bedroom; some floors slightly slope to exterior walls (bedrooms, kitchen...). House was furnished at time of inspection and could not see all walls, floors, electrical outlets... Smoke alarms not operational, smoke alarms missing at bedrooms. Couple of door locks no striking; some door stops missing

Bathroom1

Hall bath tub soiled, shower head pipe loose in the wall, mold on ceiling and ceiling sagging over tub, toilet loose at the floor (can cause water damage to the wood sub floor below); sink faucet handle detached;

Crawlspace

Moisture barrier missing at some areas. Belongings stored in crawlspace. Old metal air ducts appear to have damaged, torn, loose and detached Asbestos tape). Where there is damaged, loose and detaching Asbestos materials there can be particles on the crawlspace, soil, plastic and other materials.

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
Comments Steps up to the house door at carport and up to the utility room too high (more than 7.5 inches) can be a trip Hazard.

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
Comments Soil has poor slope away from the foundation at the front.

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
Comments Hose faucets leak at the handle. Water pressure was high at the front hose faucet when first turned on.

Ground General Comments:**Safety Hazard:**

Steps up to the house door at carport and up to the utility room too high (more than 7.5 inches) can be a trip Hazard.

Maintenance:

Hose faucet at the rear wall leaks at the handle. Hi pressure at the front hose faucet when first turned on.

Grounds Pictures

Steps up to doors too high at carport

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

Comments Water damage to wood soffit at the front porch (repaired roof valley with sheet metal placed where shingle should be.)

Fascia

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

Comments wWter damage to fascia boards at the front porch (leaking gutter)

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 Stone
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
Comments Foundation vent screens and doors defective and or missing (install new foundation vents).

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:**
Patio **Weatherstripping:** **Door condition:**
Rear door **Weatherstripping:** **Door condition:**
Other door **Weatherstripping:** Poor **Door condition:** Satisfactory
Other Door to the carport has daylight at the bottom and appears to have a defective threshold.
Comments

Exterior A/C - Heat pump # 1

Unit #1 **Location** Rear of Building
Brand: General **Model #:** NA **Approx Age:** 7+ years
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
Maximum fuse/breaker rating (amps): NA 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
Comments AC refrigerant line insulation missing at exterior & house air not warming properly when the heat pump/electric operating

Exterior General Comments:**Maintenance:**

The HVAC system compressor was operating outside but system was no warming interior while operating. It is not advised to operate AC unit in cold weather can cause damage. Refrigerant line insulation missing at exterior. Condensate drain pipe drips at foundation. Foundation vents damaged and missing screens and defective, missing doors (replace). There is daylight at bottom of the kitchen door to the carport. Water damage to carport ceiling.

Exterior Pictures



Refrigerant line insulation missing



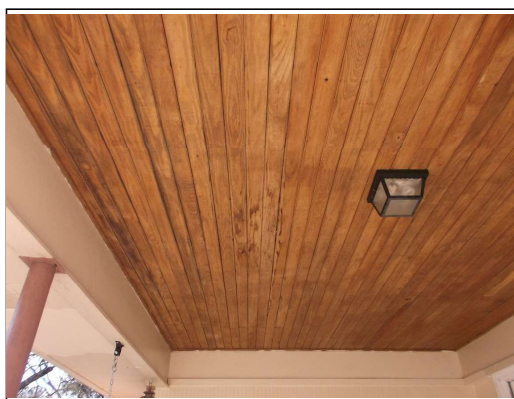
Condensate pipe pour at foundation



Foundation vents screen and doors missing



Water damage to fascia and plywood soffit



Water stains, damage to carport ceiling wood

Roof

Roof Visibility									
<input type="checkbox"/> None	<input checked="" type="checkbox"/> All	<input type="checkbox"/> Partial	<input type="checkbox"/> Unable to walk on tile	<input type="checkbox"/> Unable to walk on roof					
Inspected From									
<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input type="checkbox"/> Ground	<input type="checkbox"/> With Binoculars						
Style of Roof									
	Roof # 2	<input checked="" type="checkbox"/> N/A	Roof # 3	<input checked="" type="checkbox"/> N/A	Roof # 4	<input checked="" type="checkbox"/> N/A			
Roof # 1	Pitch Medium	Layers 1	Age 10+yr	Location East	Style Hip	Type Asphalt shingles			
Ventilation System									
<input checked="" type="checkbox"/> Soffit	<input type="checkbox"/> Ridge	<input type="checkbox"/> Gable	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Turbine	<input type="checkbox"/> Powered	<input type="checkbox"/> Other			
Flashing									
Material	<input type="checkbox"/> Not Visible	<input checked="" type="checkbox"/> Galv/Alum	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Copper	<input type="checkbox"/> Foam	<input type="checkbox"/> Rubber	<input type="checkbox"/> Lead	<input type="checkbox"/> Painted sheet metal	
Condition Poor	<input type="checkbox"/> Rusted	<input type="checkbox"/> Missing	<input type="checkbox"/> Separated from chimney/roof	<input type="checkbox"/> Recommend Sealing					
Comments	Pipe flashing installed on top of shingles face nailed and pipe flashing installed under shingles under all sides can leak.								
Skylights									
Condition	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Cracked/Broken	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor				
Plumbing Vents									
Condition	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Not Present				

Roof General Comments:

Maintenance:

Roof covering appears to have lifting shingles and defective wood decking at the front roof near the porch valley on the left side of the front porch roof. Some shingle tabs are lifting at various areas. Shingles have begun to show signs of wear. Pipe and vent flashing have been installed on top of shingles and face nailed (can cause leaks). Shingles different colors at repairs. TV dish bolted to the roof deck can cause leaks over time.

Roof Pictures



Defective shingles and roof decking at valley



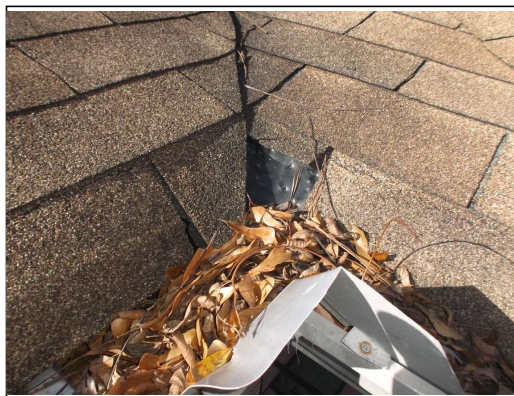
Flashing on top of shingles and face nailed



TV dish bolted to the roof can cause leaks



Shingles install all the way around pipe wrong



Broken flashing in porch valley with metal



Wrong color shingles/flashing on top shingles

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

Siding

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Fiber Cement

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other _____

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard

Burners less than 18" above floor Yes No N/A

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair

Condition 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

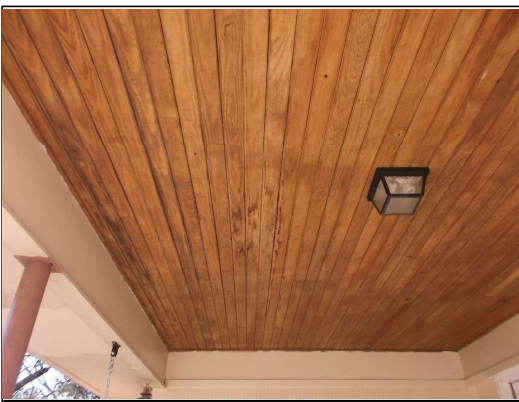
Fire door Not verifiable Not a fire door Needs repair Satisfactory

Auto closure N/A Satisfactory Inoperative Missing

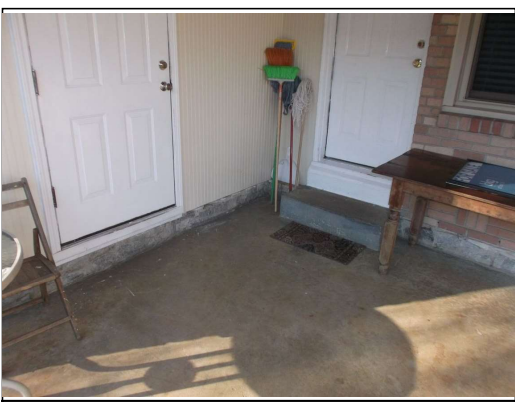
Garage/Carport General Comments:

Maintenance:
 Water stains and water damage to the carport wood ceiling. Carport steps up to the house door and utility/laundry room door are too high and can be a trip hazard for some.

Garage/Carport Pictures



Carport ceiling wood has water damage



Steps up to the house & utility too high

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 **AFBI breaker** Yes No **Operable:** N/A Yes No
Main wire Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor
Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Sub panel 1

Location Interior Hall Panel not accessible
Branch wire Copper Aluminum Safety Hazard **Neutral isolated:** Yes No **Neutral/ground separated:** Yes No
Condition Satisfactory Marginal Poor Recommend separating/isolating neutrals Recommend electrician evaluate box
Comments Unsafe conditions in the distribution in the hall.

Electrical General Comments:

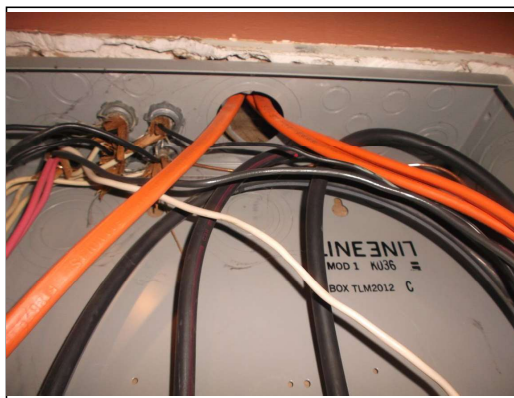
Major Concern:

There is a ground wire detached from the ground rod at the rear yard near the foundation; there are openings in the distribution panel with cables entering contacting sharp metal edges. The holes in the distribution panel box walls can let sparks escape. There is too much gap between the distribution panel box and the sheetrock (can let sparks escape into the wall space). Interior outlets are no grounded (two holes instead of 3);

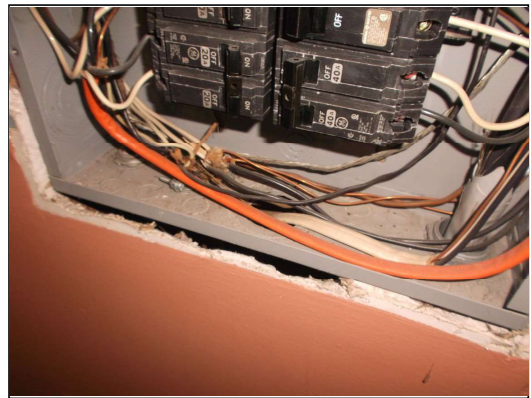
Electrical Pictures



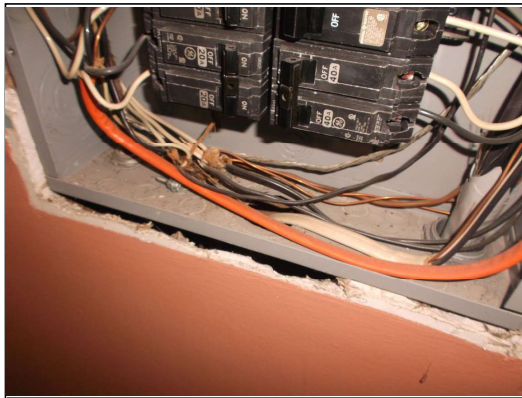
Ground wire poorly attached to ground rod



Electrical cables contact sharp metal at hole



Excessive gap at panel box and sheetrock



Cables pass through hole in bottom of panel

Plumbing

Water service

Main shut-off location: Front of house

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

Lead other than solder joints Yes No Unknown Service entry

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

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

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: AO Smith

Capacity: 40

Approx. age: 1+ years

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:

Cast Iron waste pipe has a split in a section in the crawlspace (check all waste pipes in the crawlspace for damage. There is some kind of material wrapped around some copper water pipes in the crawlspace (verify no leaks and verify not Asbestos).

Maintenance:

No expansion tank above the water heater; water pressure was slightly high at the exterior hose faucets; rear hose faucet leaks at the handle;

Plumbing Pictures



Split waste pipe in the crawlspace



Split in waste pipe



Unknown material wrapped around water pipe



No expansion tank above water heater

Heating

Remove

Heating system

Unit #1	Brand name:	Location									
System condition		<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: ?					
Energy source	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> LP	<input type="checkbox"/> Solid fuel	Other					
Warm air system	<input checked="" type="checkbox"/> Belt drive	<input type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity	<input type="checkbox"/> Central system	<input type="checkbox"/> Floor/wall unit						
Heat exchanger	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Sealed	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Visual w/mirror	<input type="checkbox"/> Flame distortion	<input type="checkbox"/> Rusted	<input type="checkbox"/> Carbon/soot buildup				
Carbon monoxide	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Detected at plenum		<input type="checkbox"/> Detected at register		<input type="checkbox"/> Not tested					
CO test	Tester:		Combustion air venting present				<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Controls	Disconnect:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Normal operating and safety controls observed						
Distribution	<input type="checkbox"/> Metal duct	<input checked="" type="checkbox"/> Insulated flex duct	<input type="checkbox"/> Cold air returns	<input type="checkbox"/> Duct board	<input type="checkbox"/> Asbestos-like wrap	<input type="checkbox"/> Safety Hazard					
Flue piping	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Rusted	<input type="checkbox"/> Improper slope	<input type="checkbox"/> Safety hazard	<input type="checkbox"/> Recommend repair	<input type="checkbox"/> Not Visible				
Filter	<input type="checkbox"/> N/A	<input type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Needs cleaning/replacement	<input type="checkbox"/> Missing	<input type="checkbox"/> Electronic not tested				
When turned on by thermostat	<input checked="" type="checkbox"/> Fired		<input type="checkbox"/> Did not fire		Proper operation: <input type="checkbox"/> Yes					<input type="checkbox"/> No	<input type="checkbox"/> Not tested
Heat pump	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Supplemental electric		<input type="checkbox"/> Supplemental gas							
Sub-slab ducts	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	Water/Sand Observed: <input type="checkbox"/> Yes					<input type="checkbox"/> No	

Heating General Comments:

Major Concern:

Asbestos like materials appear to be wrapped around old metal pipes in the crawlspace (some Asbestos tape damage, loose, removed and detached).

Maintenance:

The AC compressor at the exterior was operating and the furnace blower was operating but air flow was low at registers and the system was not heating the house fully. Air flow was very low at air registers at several rooms. Some air vents of the last system installed were not installed near the exterior walls. It is advised to have a certified HVAC person or company check and service the system for operation. Old furnace still in the crawlspace and another furnace has been installed in the attic in a very cramped space.

Heating Pictures



Old furnace still in crawlspace



Asbestos like tape on old metal air ducts



Damaged, loose, deteriorated Asbestos tape



Furnace located in tight space attic access

Cooling System

Heat Pump - A/C Unit #1

Brand Name: General Location: Exterior 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 condition Differential: _____ Not operated due to exterior temperature
 Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Cooling General Comments:

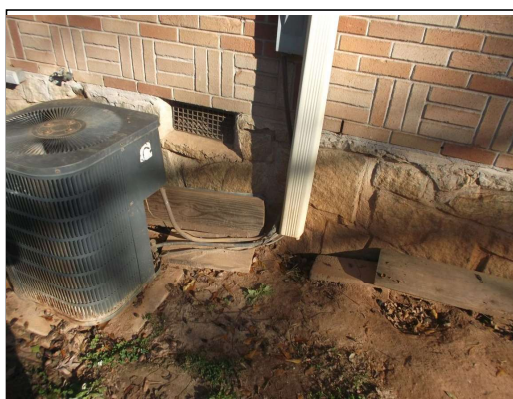
Maintenance:

Refrigerant line insulation missing at the exterior; condensate drain pipe drains at the foundation; AC compressor was operating at the time of the inspection but poor heating at the air registers. It is not advised to operate the AC unit when the outdoor temperature is less than 60 (can damage system).

Cooling Pictures



Refrigerant line insulation missing



Condensate drain pipe pours 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

Comments Kitchen floor slightly slopes to the exterior wall cabinets;

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)

Comments Disposal frozen; drawer tracks roof glide and worn; exhaust fan at end of use;

Kitchen General Comments:

Safety Hazard:

Electrical cables conduit leading from the cook top to the junction missing bushing and can be a shock hazard and short.

Maintenance:

Disposal blades frozen (motor hums). Exhaust fan motor has excessive noise and is at end of use. Drawer tracks have rough rollers or rough tracks. kitchen floor slightly slopes to the sink wall. Improper electrical cable leading to the disposal (not protected in conduit).

Kitchen Pictures



Improper electrical cable for disposal



Missing bushing at conduit into box (tape)

Laundry

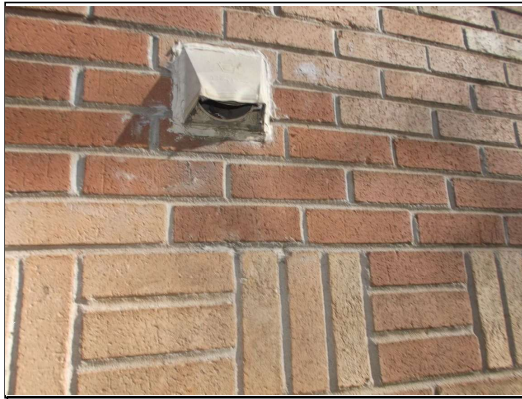
Laundry

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 vent door stuck open at the exterior wall; outlet behind washer was not energized

Laundry Pictures



Dryer vent door stuck open

Rooms

Location: Main Floor

Type: Living Room, Dining, Room Bedrooms

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:

Defective ceiling repair at living room; mold like substance and sagging at hall bathroom ceiling over tub; ceiling fan not operational at rear bedroom; ceiling fan wobbles at master bedroom; some floors slightly slope to exterior walls (bedrooms, kitchen...). House was furnished at time of inspection and could not see all walls, floors, electrical outlets... Smoke alarms not operational, smoke alarms missing at bedrooms. Couple of door locks no striking; some door stops missing

Rooms Pictures



Ceiling sagging and mold at the hall bath



Defective ceiling repair at the living room

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

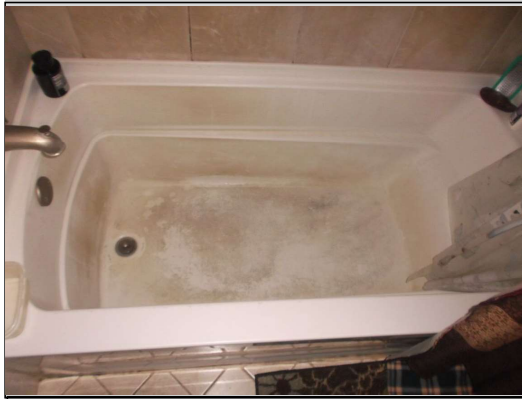
Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

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

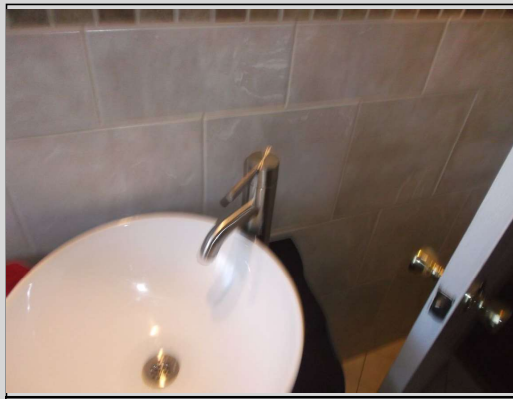
Bathroom 1 General Comments:

Maintenance: Hall bath tub soiled, shower head pipe loose in the wall, mold on ceiling and ceiling sagging over tub, toilet loose at the floor (can cause water damage to the wood sub floor below); sink faucet handle detached;

Bathroom1 Pictures



Tub soiled



Sink faucet handle detached



Bath ceiling has mold and sagging

Bathroom 2

Location: Master Bath **Type:** 1/2 bath

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

Tubs N/A

Showers N/A

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

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

Comments Screen missing at one rear window

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

Comment: Install new smoke alarms and one CO detector

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: Size and height **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 6 inches Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:**Safety Hazard:**

Attic ladder damaged and needs repair or replacement; light in attic missing switch near entry is a safety hazard.

Interior Pictures



Attic ladder broken at the hinge (hazard)

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

Comments Moisture barrier missing at areas; belongings stored in crawlspace

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

Comments Defective and damaged foundation 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

Comments Mold like substance or fungus noted on some floor joists

Subfloor

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

Insulation

- None
 Type: Batt
 Location
 Walls
 Between floor joists
 Other

Comments Few pieces of floor insulation are falling down.

Vapor barrier

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

Crawlspace General Comments:

Maintenance:

Moisture barrier missing at some areas. Belongings stored in crawlspace. Old metal air ducts appear to have damaged, torn, loose and detached Asbestos tape). Where there is damaged, loose and detaching Asbestos materials there can be particles on the crawlspace, soil, plastic and other materials.

Crawlspace Pictures



Belongs and debris in crawlspace



Asbestos tape on old metal air duct pipes



No plastic covering soil at areas in crawlspace

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.