

PROPERTY INSPECTION REPORT



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2950 Duke of Gloucester, East Point, GA.

Inspection Date:

Jun 4, 2021

This confidential report is prepared exclusively for:

Ebony Calloway

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:	1958
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	85

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.

The home was furnished at time of inspection, all wall & floor areas were not visible. Verify remodeling, basement, improvements were permitted

Major Concerns

Roof

Roof shingles are in the last years of use (can see asphalt over nail heads, shingle granules detaching, shingles worn);

Garage

The electrical outlet at the garage is not GFCI protected and not energized;

Electrical

Electrical wiring system has some unsafe conditions and safety hazards; exposed wire connections in the utility room at the basement and in the attic are very unsafe; open junction boxes in the utility room and in the attic;

Plumbing

Water heater service side installed away from approach; old water heater still in utility room; water pipes above water heater not supported; expansion tank not supported properly can break pipes and cause damage; water faucet supply lines used for pipe in the basement hall ceiling behind small plastic access door; there are no anti siphon devices on the front and rear hose faucets; no water at the front hose faucet;

Heating

Based on a visual inspection of the air duct system from the basement, there appears to be Asbestos materials on air ducts at many areas;

The house did not cool evenly when 68 was dialed at the thermostat (main floor was warm and basement was cold, air delivery system not balanced; air return registers installed where air send registers should be at exterior walls;

Kitchen

Kitchen floor sagging and slopes to the island cabinet;

Room1

Great room floor sagging at the coffee table and sofa; carpet soiled; great room floor squeaks; original doorbell not operational; can see daylight under the front door at the threshold;

Room2

Some receptacles tested open ground;

Bathroom4

Master bath has improper and unsafe waste pipe in sink cabinet;

Interior

Attic: The lights did not operate in the attic, missing handrail at the stairs; missing insulation; open junction boxes; exposed electrical wire connections; debris in attic; poor insulation coverage and missing insulation several areas in the attic;

Potential Safety Hazards

Electrical

There are electrical wires entering the top of the distribution panel contacting sharp metal can be a shock hazard; several outlets tested open ground at the main level and at the basement level;

Plumbing

Plumbing vent pipe ends in attic shall pass through roof deck and to open air;

Heating

Asbestos tape found on old metal air ducts in the basement ceiling; loose, damaged and detaching Asbestos tape noted at some metal ducts in the basement ceiling and the ceiling crawlspaces above the ceilings;

Cooling

Water pipe used for electrical conduit at the AC unit on the side of the house;

Kitchen

Counter outlets tested open ground and did not trip when tested;

Room1

Great room rail guards at stairwell spaced more than 4 inches apart can be a child safety issue;

Basement

Several basement receptacles tested open ground; receptacle in laundry closet not GFCI protected;

Interior

Missing smoke alarms and missing CO detectors at both levels;

Maintenance

Grounds

This property is under flight path for Atlanta Hartsfield-Jackson International Airport; the rear yard soils have major slope towards the rear foundation; the soil has major slope towards the rear foundation that can cause a wet basement; when the pool hole was dug the dirt was put in the back yard around the pool causing the soil to slope to the house and is eroding; the soil is shifting towards the rear foundation; there are debris discarded at the rear yard behind the pool fence

POOL: The pool gate does not self close and has a defective lock; there is loose bricks at the patio where the step down to the pool deck level; the pool side electrical outlet at the soil on the south side of the pool is defect, conduit broken and not energized; there is missing mortar or gaskets at masonry joints between pool concrete deck and coping; pool liner is dirty and needs cleaning and may need paint; the pool water pump, filter and equipment is shifting, stress on pipes and soil eroding under equipment; the pool ladder needs major repair or replacement;

The driveway at the rear of the house slopes towards the pool fence gate and step (will trap water and standing water); the driveway has major broken sections and cracking;

Exterior

Mud on the brick at the rear of the house; bricks have been painted (brick institute suggest not to paint brick); brick and mortar contact soil can cause moisture damage under certain conditions; missing weep holes in brick veneer (lets air behind brick and moisture to drain out); front water hose faucet has no water; hose faucets missing anti siphon devices; the wood soffit has water damage painted over above the rear door and damaged soffit vent above the front porch; water spills over the gutter guards at several areas (clean guards); the front garage gutter is bent;

The electrical cables from the street to the house are poorly secured to the house soffit fascia board (can pull loose, needs l-bolt);

Window screens missing; basement window glass broken and wind not fully closing at the rear of the house; windows painted shut; siding in the soil at the right side of the basement;

Roof

Roof shingles have began to lose granules, see tar membrane, show wear and nails backing through shingle tabs; pipe flashing has been installed on top of the shingles and face nailed (can cause leaking over time and nails can back out); chimney flashing detaching at the backside of the chimney; metal chimney cap pours water under or towards the right chimney cap can cause water to pout into flue;

Garage

The door to the house has glass and not fire rated for a garage and the threshold is not supported can be damaged; the garage ceiling has crack down the center and small holes in the sheetrock ceiling; the garage ceiling stipple has been patched; the rear driveway slopes to the pool door can cause water to pond around the step up to the pool door;

Electrical

There are electrical wires entering the top of the distribution panel contacting sharp metal can be a shock hazard; there are two hot (black wires) conductors connect to one breaker at some breakers in the panel box; there is no light for the light switch at the rear door exterior; there is a damaged outlet box at the pool side; there is a electrical outlet box in the front yard at the porch that is not GFCI and plug blocked at the top; the soil settling at the rear of the foundation is pulling on the electrical cable for the pool equipment;

It is advised to have a certified electrician service and repair the electrical system and wiring;

Heating

Electrical wires are exposed on the wall next to the furnace; air ducts are dusty;

Cooling

House did not cool evenly (main floor was warm and the basement was cold, system is no distributing even conditioned air to both levels); refrigerant line insulation missing at the exterior behind the AC unit;

It is advised to have a certified AC technician service and repair HVAC system;

Kitchen

Kitchen floor tiles broken and may be installed over defective sub floor and underlayment; no lighting over island area and stove; there is no exhaust fan above stove; cooktop glass broken; dishwasher not installed all the way back into the opening and leans to the right as floor is sloping; dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe can allow sink water back into the dishwasher drain pipe; cannot verify proper water trap and vent in sink waste or drain pipe; there is no exhaust fan over the stove; several floor tiles broken;

Room2

Bedroom Areas: 1st bedroom closet doors missing knobs; unprotected light bulbs in closets are a fire safety issue; basement bedroom ceiling too low over bed can bump head; basement bed door bump door frame;

Room3

Master bed floor has slight slope to bath doorway; missing transition strip where the floor joins the master bath floor tile; closet door bumps door frame; cracks in master bath floor tile at air vent in the floor;

Bathroom1

Main bath toilet missing caulk where it rests on the floor; tub faucet loose in the wall and shower head pipe loose behind sheetrock; floor squeaks and weak in front of tub; light switches behind door;

Bathroom2

Basement bath toilet missing caulk where toilet rests on the floor; exhaust fan not operating; there is no wall outlet; low headroom over toilet; sink drain pipe DIY do-it-yourself;

Bathroom3

Shower head loose; missing floor tiles in shower floor; receptacle tested open ground and did not trip when tested; exhaust fan door flap did not open when fan operating;

Bathroom4

Master bed bath shower have cracks in the floor tile at the air vent; no caulk where the toilet rests on the floor; shower head pipe loose behind the sheetrock; crack in the grout where the shower wall tile meets the floor; there is no water at the tub faucet hot side; there is an electrical cable sticking out the wall; the tub water sprayer drips when water flows at the faucet; shower head loose behind the sheetrock; missing baseboard under sink cabinet;

Basement

Guardrail guards spaced too wide at the stair well; guardrail loose at the bottom of the stairs; low headroom above the bottom stairs; basement was cooler than the main floor when 68 dialed at the thermostat (air delivery system out of balance); several receptacles tested open ground at the basement; there are open junction boxes in the utility room; broken window glass and window can't close at the bottom of the stairs; basement window glasses painted over and mud on glasses;

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:

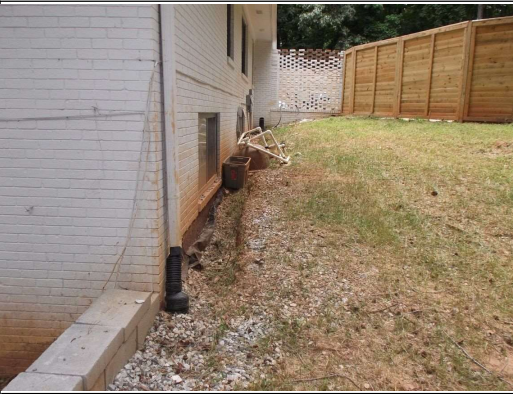
Maintenance:

This property is under flight path for Atlanta Hartsfield-Jackson International Airport; the rear yard soils has major slope towards the rear foundation; when the pool hole was dug the dirt was put in the back yard around the pool causing the soil to slope to the house and is eroding; the soil is shifting towards the rear foundation; the rear yard soil has a major slope towards the rear foundation and can cause wet basement; there are debris discarded at the rear yard behind the pool fence

POOL: The pool gate does not self close and has a defective lock; there is loose bricks at the patio where the step down to the pool deck level; the pool side electrical outlet at the soil on the south side of the pool is defect, conduit broken and not energized; there is missing mortar or gaskets at masonry joints between pool concrete deck and coping; pool liner is dirty and needs cleaning and may need paint; the pool water pump, filter and equipment is shifting, stress on pipes and soil eroding under equipment; the pool ladder needs major repair or replacement;

The driveway at the rear of the house slopes towards the pool fence gate and step (will trap water and standing water); the driveway has major broken sections and cracking;

Grounds Pictures



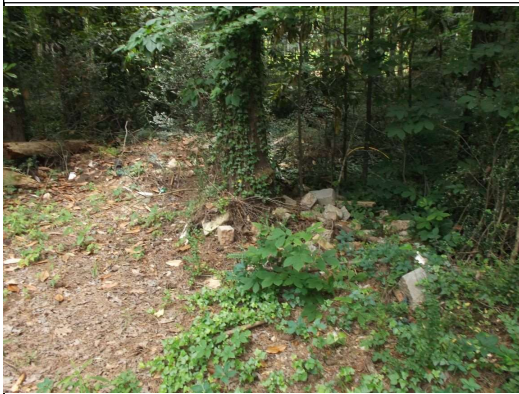
Ditch dug at foundation can hold water



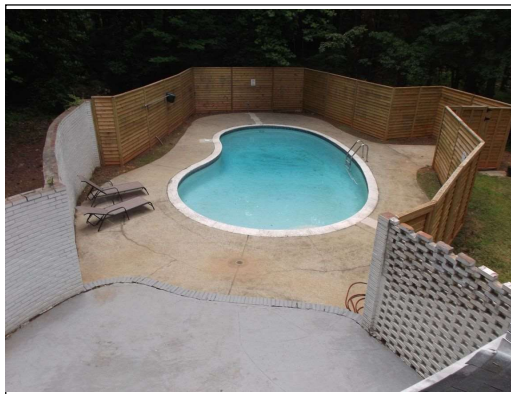
Siding touch ground right side of house



Pool equipment collapsing, stress on pipes



Debris in backyard several areas



Pool soiled, gate defect, open joints @ cope



Ground sloping to the house

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** 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:** Satisfactory

Exterior Door

Main Entrance **Weatherstripping:** Marginal **Door condition:** Satisfactory
Patio **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Rear door **Weatherstripping:** **Door condition:**
Other door **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of House
Brand: Goodman **Model #:** General **Approx Age:** 3+ yrs

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:**Maintenance:**

Mud on the brick at the rear of the house; bricks have been painted (brick institute suggest not to paint brick); brick and mortar contact soil can cause moisture damage under certain conditions; missing weep holes in brick veneer (lets air behind brick and moisture to drain out); front water hose faucet has no water; hose faucets missing anti siphon devices; the wood soffit has water damage painted over above the rear door and damaged soffit vent above the front porch; water spills over the gutter guards at several areas (clean guards); the front garage gutter is bent;

The electrical cables from the street to the house are poorly secured to the house soffit fascia board (can pull loose, needs l-bolt);

Window screens missing; basement window glass broken and wind not fully closing at the rear of the house; windows painted shut; siding in the soil at the right side of the basement;

Exterior Pictures



Water damage at soffit painted



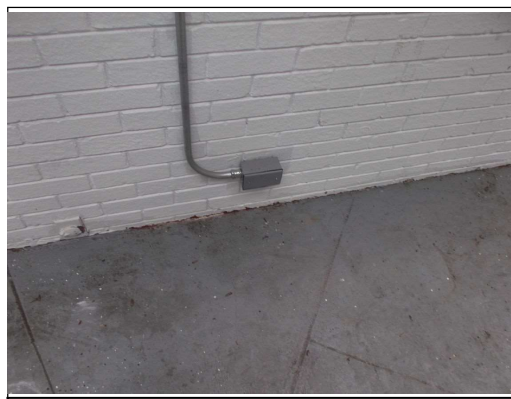
Mud on brick/gutter overflows



Service cables poorly anchored to fascia



Garage gutter bent



No outlet at the rear door to patio



basement window broken not closing

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 15+
 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** Marginal
 Rusted
 Missing
 Separated from chimney/roof
 Recommend Sealing

Skylights

- Condition**
 N/A
 Cracked/Broken
 Satisfactory
 Marginal
 Poor

Plumbing Vents

- Condition**
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Major Concern:

Roof shingles are in the last years of use (can see asphalt over nail heads, shingle granules detaching, shingles worn);

Maintenance:

Roof shingles have begun to lose granules, see tar membrane, show wear and nails backing through shingle tabs; pipe flashing has been installed on top of the shingles and face nailed (can cause leaking over time and nails can back out); chimney flashing detaching at the backside of the chimney; metal chimney cap pours water under or towards the right chimney cap can cause water to pout into flue;

Roof Pictures



Flashing on top shingles face nailed



Shingles worn several areas



Nails pushing through shingles



Flashing detaching at the back of chimney



Chimney cap on left drain under right one

Garage/Carport

ADD

Type

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

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

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

Roofing

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

Gutters/Eavestrough

Condition Same as house Satisfactory Marginal Poor

Siding

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

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other _____

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

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

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

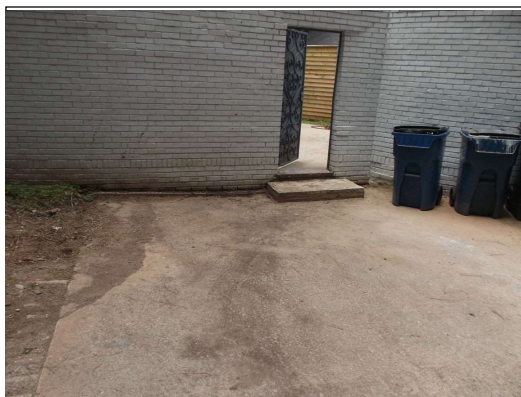
Garage/Carport General Comments:**Major Concern:**

The electrical outlet at the garage is not GFCI protected and not energized;

Maintenance:

The door to the house has glass and not fire rated for a garage and the threshold is not supported can be damaged; the garage ceiling has crack down the center and small holes in the sheetrock ceiling; the garage ceiling stipple has been patched; the rear driveway slopes to the pool door can cause water to pond around the step up to the pool door;

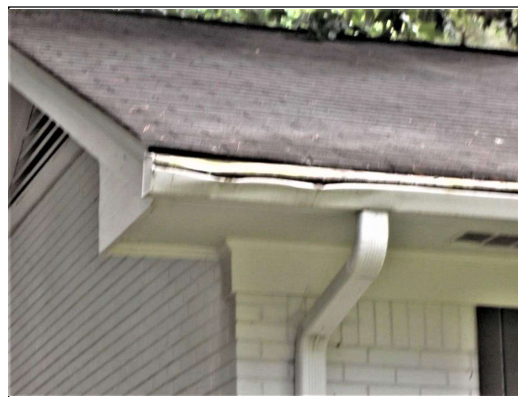
Garage/Carport Pictures



Driveway slopes to pool door



Garage outlet defective, not energized



Gutter bent at the front of the garage

Electrical

Main panel

Location Basement **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:

Major Concern:

Electrical wiring system has some unsafe conditions and safety hazards; exposed wire connections in the utility room at the basement and in the attic are very unsafe; open junction boxes in the utility room and in the attic;

Safety Hazard:

There are electrical wires entering the top of the distribution panel contacting sharp metal can be a shock hazard; several outlets tested open ground at the main level and at the basement level;

Maintenance:

There are electrical wires entering the top of the distribution panel contacting sharp metal can be a shock hazard; there are two hot (black wires) conductors connect to one breaker at some breakers in the panel box; there is no light for the light switch at the rear door exterior; there is a damaged outlet box at the pool side; there is a electrical outlet box in the front yard at the porch that is not GFCI and plug blocked at the top; the soil settling at the rear of the foundation is pulling on the electrical cable for the pool equipment;

It is advised to have a certified electrician service and repair the electrical system and wiring;

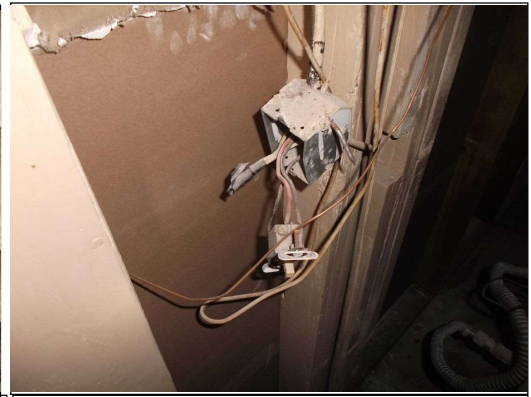
Electrical Pictures



Defective receptacle at front porch



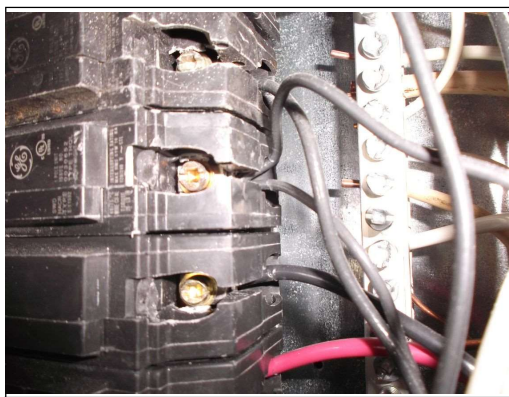
Pool side receptacle and box damaged



Several exposed wires utility room basement



Exposed wires in attic several areas



2 hots to one breaker some breakers



Wires enter panel hole contact sharp metal

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

Well pump

Pressure gauge operable Yes No

Well pressure: Not Visible

Water heater

Brand Name: Rheem

Capacity: 50

Approx. age: 3+

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:

Water heater service side installed away from approach; old water heater still in utility room; water pipes above water heater not supported; expansion tank not supported properly can break pipes and cause damage; water faucet supply lines used for pipe in the basement hall ceiling behind small plastic access door; there are no anti siphon devices on the front and rear hose faucets; no water at the front hose faucet;

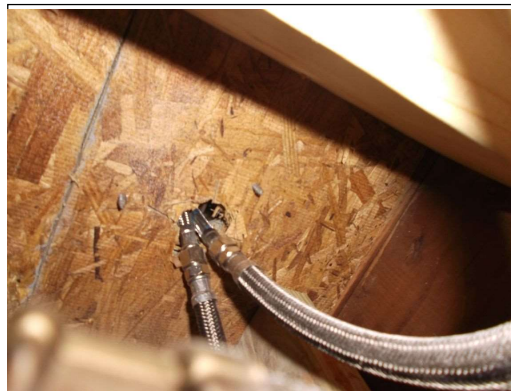
Safety Hazard:

Plumbing vent pipe ends in attic shall pass through roof deck and to open air;

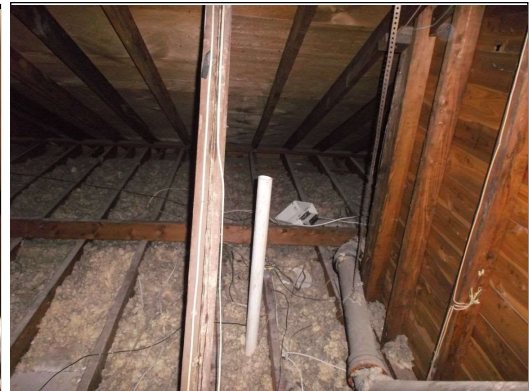
Plumbing Pictures



Expansion tank rest on the water pipe



Water faucet supply pipes in crawlspace



Vent pipe discharge in attic route out roof



Water pipes not supported above water heater

Heating

Remove

Heating system

Unit #1 Brand name: Goodman

Location Utility Room

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

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:

Major Concern:

Based on a visual inspection of the air duct system from the basement, there appears to be Asbestos materials on air ducts at many areas;

The house did not cool evenly when 68 was dialed at the thermostat (main floor was warm and basement was cold, air delivery system not balanced; air return registers installed where air send registers should be at exterior walls;

Safety Hazard:

Asbestos tape found on old metal air ducts in the basement ceiling; loose, damaged and detaching Asbestos tape noted at some metal ducts in the basement ceiling and the ceiling crawlspaces above the ceilings;

Maintenance:

Electrical wires are exposed on the wall next to the furnace; air ducts are dusty;

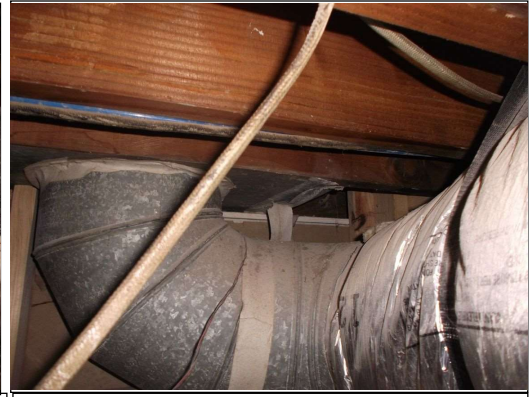
Heating Pictures



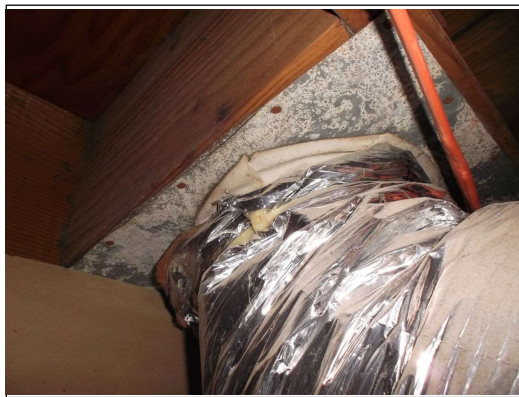
Dust in air ducts



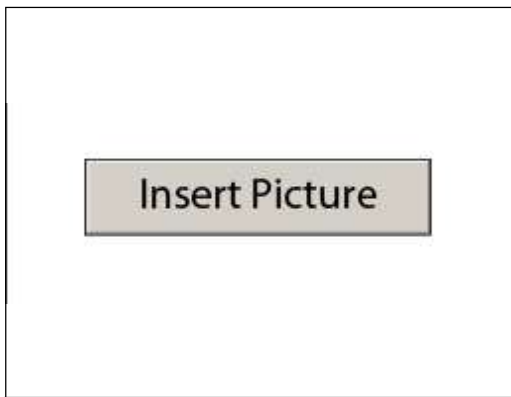
Asbestos tap wrapped on ducts



Loose and peeling Asbestos tape



Detaching Asbestos tape



Cooling System

Heat Pump - A/C Unit #1

Brand Name: Goodman

Location: Side of House

Approx. age: 5+

Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Recommend technician evaluate

Operation Differential: _____ Not operated due to exterior temperature

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

Cooling General Comments:

Safety Hazard:

Water pipe used for electrical conduit at the AC unit on the side of the house;

Maintenance:

House did not cool evenly (main floor was warm and the basement was cold, system is no distributing even conditioned air to both levels); refrigerant line insulation missing at the exterior behind the AC unit;

It is advised to have a certified AC technician service and repair HVAC system;

Cooling Pictures



Air return grill at air register



Refrigerant line insulation missing at AC



Water pipe for electrical conduit at AC

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input 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 checked="" 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not tested	Microwave	<input type="checkbox"/> N/A	Operable:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not tested
Range/Oven	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric				Cooktop	<input type="checkbox"/> N/A	Operable:	<input checked="" type="checkbox"/> Yes	<input checked="" 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:

Kitchen floor sagging and slopes to the island cabinet;

Safety Hazard:

Counter outlets tested open ground and did not trip when tested;

Maintenance:

Kitchen floor tiles broken and may be installed over defective sub floor and underlayment; no lighting over island area and stove; there is no exhaust fan above stove; cooktop glass broken; dishwasher not installed all the way back into the opening and leans to the right as floor is sloping; dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe can allow sink water back into the dishwasher drain pipe; cannot verify proper water trap and vent in sink waste or drain pipe; there is no exhaust fan over the stove; several floor tiles broken;

Kitchen Pictures



Floor sags and slopes to island



Cook top glass broken



Dishwasher drain pipe not high looped



No exhaust fan above stove/ no light



Outlets not grounded



Floor tiles broken several areas

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:

Water damage to popcorn ceiling at the rear corner near the wall may indicate a leak;

Laundry Pictures



Water damage at laundry ceiling

Rooms

Location: Main Area **Type:** Living Room, Dining, Foyer...

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:

Great room floor sagging at the coffee table and sofa; carpet soiled; great room floor squeaks; original doorbell not operational; can see daylight under the front door at the threshold;

Safety Hazard:

Great room rail guards at stairwell spaced more than 4 inches apart can be a child safety issue;

Rooms Pictures



Floor sagging and carpet soiled



Great room stairwell guards space too wide

Insert Picture

Room 2

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 2 General Comments:

Major Concern:

Some receptacles tested open ground;

Maintenance:

Bedroom Areas: 1st bedroom closet doors missing knobs; unprotected light bulbs in closets are a fire safety issue; basement bedroom ceiling too low over bed can bump head; basement bed door bump door frame;

Room2 Pictures



Outlet tested open ground



Basement bedroom ceiling too low over bed

Insert Picture

Room 3

Room

Location: Master Bedroom

Type: Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

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:

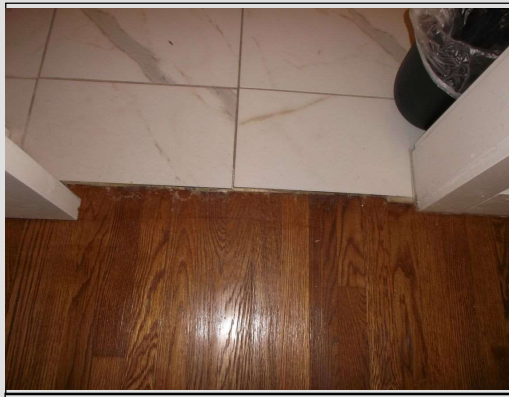
Maintenance:

Master bed floor has slight slope to bath doorway; missing transition strip where the floor joins the master bath floor tile; closet door bumps door frame; cracks in master bath floor tile at air vent in the floor;

Room3 Pictures



Master floor slopes to bath door



Missing transition strip at bed and bath door



Cracks in master bath floor tile

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:

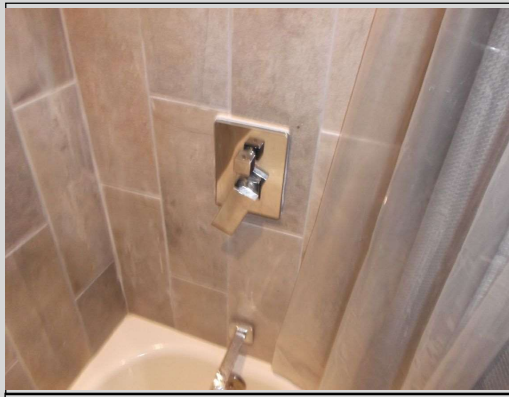
Maintenance:

Main bath toilet missing caulk where it rests on the floor; tub faucet loose in the wall and shower head pipe loose behind sheetrock; floor squeaks and weak in front of tub; light switches behind door;

Bathroom1 Pictures



Light switches behind door



Tub faucet loose in the wall

Bathroom 2

Location: Basement bath **Type:** 3/4

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 2 General Comments:

Maintenance:

Basement bath toilet missing caulk where toilet rest on the floor; exhaust fan not operating; there is no wall outlet; low headroom over toilet; sink drain pipe DIY do-it-yourself;

Bathroom2 Pictures



Low headroom over toilet



No outlet at sink



DIY drain pipe

Bathroom 3

Location: 2nd Basement Bath **Type:** 3/4

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 3 General Comments:

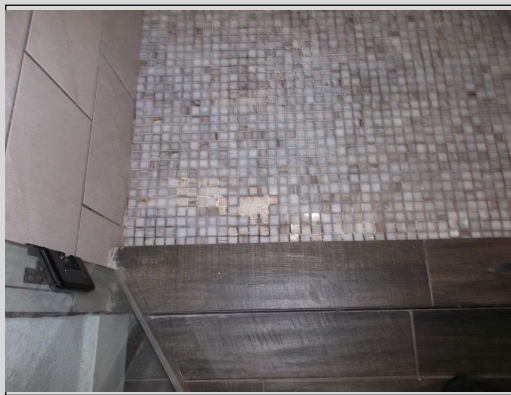
Maintenance:

Shower head loose; missing floor tiles in shower floor; receptacle tested open ground and did not trip when tested; exhaust fan door flap did not open when fan operating;

Bathroom3 Pictures



Exhaust fan door flap not opening



Missing and broken tiles at shower floor, wall



Outlet tested open ground

Bathroom 4

Location: Master 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 4 General Comments:

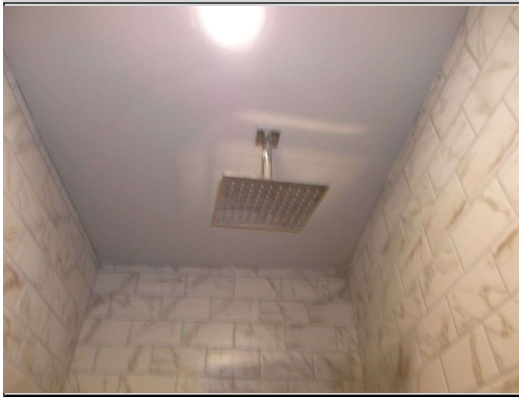
Major Concern:

Master bath has improper and unsafe waste pipe in sink cabinet;

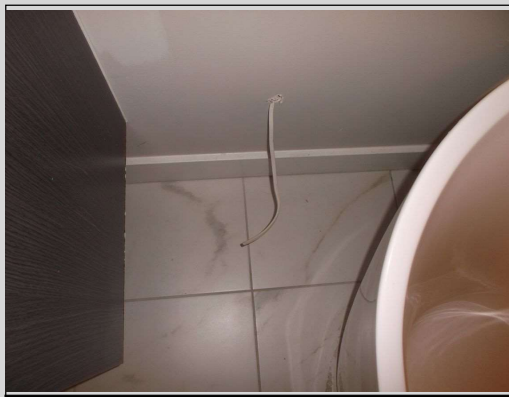
Maintenance:

Master bed bath shower have cracks in the floor tile at the air vent; no caulk where the toilet rest on the floor; shower head pipe loose behind the sheetrock; crack in the grout where the shower wall tile meets the floor; there is no water at the tub faucet hot side; there is a electrical cable sticking out the wall; the tub water sprayer drips when water flows at the faucet; shower head loose behind the sheetrock; missing baseboard under sink cabinet;

Bathroom4 Pictures



Shower head loose



Exposed electrical cable



Improper drain pipe

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair

Handrail Yes No **Condition** Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Fieldstone Poured concrete

Horizontal cracks

Step cracks

Vertical cracks

Covered walls

Movement apparent

Walls Comment: _____

Floor

Material Concrete Dirt/Gravel Not Visible Other _____

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Seismic bolts N/A Not Visible Appears Satisfactory Recommend evaluation

Drainage

Sump pump Yes No Working Not Working Needs cleaning Pump not tested

Floor drains Yes No Not visible Drains not tested

Girders/Beams

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete LVL Not visible

Columns

Condition Not visible Satisfactory Marginal Poor
Material Steel Wood Concrete Block Not visible

Joists

Condition Not visible Satisfactory Marginal Poor
Material Steel Wood Truss Not visible 2x8 2x10 2x12 Engineered I-Type Sagging/altered joists

Sub floor N/A Not Visible Appears Satisfactory

Basement General Comments:

Safety Hazard:

Several basement receptacles tested open ground; receptacle in laundry closet not GFCI protected;

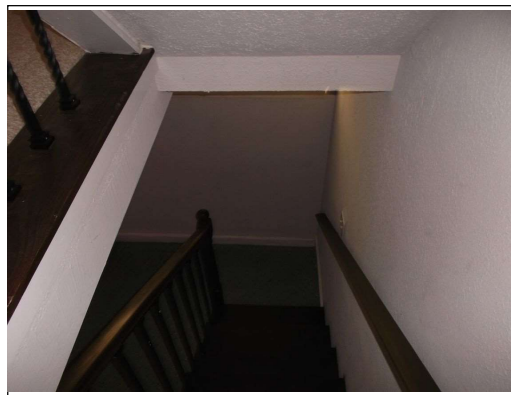
Maintenance:

Guardrail guards spaced to wide at the stair well; guardrail loose at the bottom of the stairs; low headroom above the bottom stairs; basement was cooler than the main floor when 68 dialed at the thermostat (air delivery system out of balance); several receptacles tested open ground at the basement; there are open junction boxes in the utility room; broken window glass and window can't close at the bottom of the stairs; basement window glasses painted over and mud on glasses;

Basement Pictures



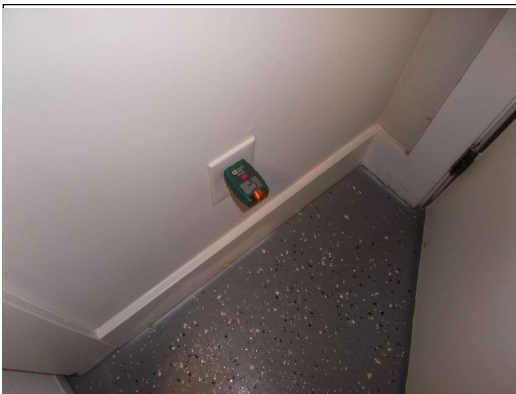
Guards spaced too wide



Low headroom at stairs



Window glass broken and wont close



Outlets tested open ground several areas

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: Main Level and Basement

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal insert Metal (pre-fabricated) Cast Iron

Miscellaneous Blower built-in **Operable:** Yes No **Damper operable:** Yes No

Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing **Hearth extension adequate** Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined Not evaluated

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: _____ Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:**Major Concern:**

Attic: The lights did not operate in the attic, missing handrail at the stairs; missing insulation; open junction boxes; exposed electrical wire connections; debris in attic; poor insulation coverage and missing insulation several areas in the attic;

Safety Hazard:

Missing smoke alarms and missing CO detectors at both levels;

Maintenance:

Attic: The lights did not operate in the attic, missing handrail at the stairs; missing insulation; open junction boxes; exposed electrical wire connections; debris in attic; poor insulation coverage and missing insulation several areas in the attic;

Interior Pictures



Debris in attic



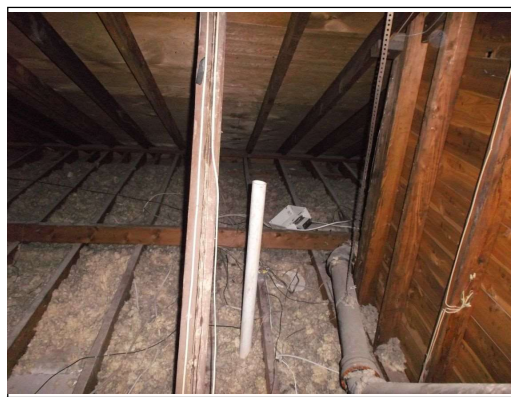
Missing and poor insulation coverage



Exposed wire connections



Poor insulation coverage



Plumbing pipe ends in attic

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