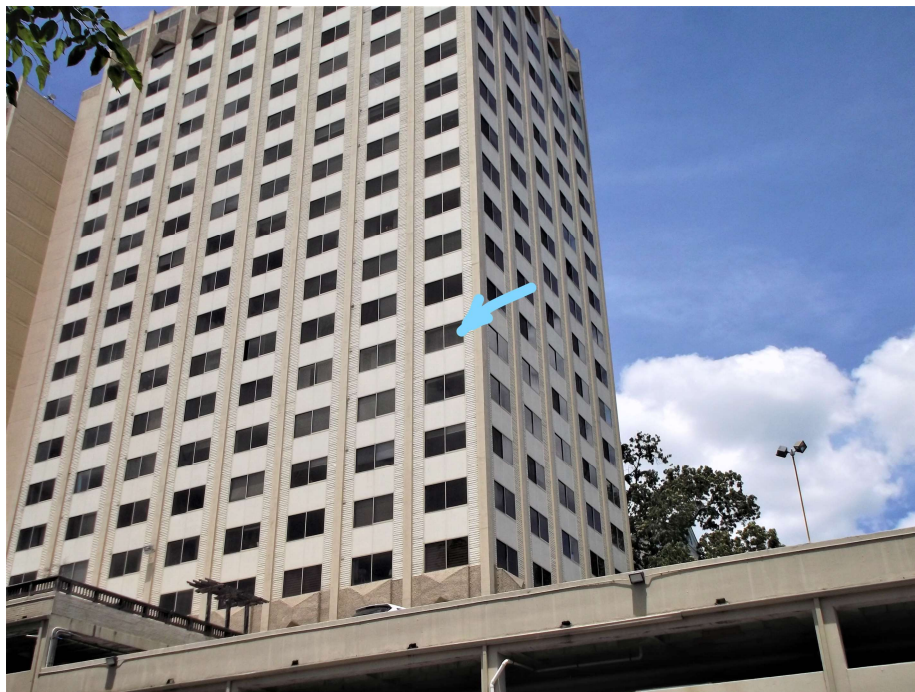


# PROPERTY INSPECTION REPORT



Paris Pressley: [www.ppinspect.com](http://www.ppinspect.com); [info@ppinspect.com](mailto:info@ppinspect.com); 404-617-4973



2479 Peachtre Rd. NE, #617, Atlanta, GA.

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**Inspection Date:**

May 20, 2021

**This confidential report is prepared exclusively for:**

Shruti Parekh

**Prepared By:**

PPREI

**Report Number:**

1619

**Inspector:**

Paris Pressley: Certified Master R-5 Building, Plumbing, Electrical & HVAC Inspector/State Licensed Building Contractor

**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

<b>Approximate Age:</b>	1963
<b>Style:</b>	Condominium
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Vacant
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Dry
<b>Temperature:</b>	80

## THE HOUSE IN PERSPECTIVE

Well Built / Repair

## Report Summary

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

## Major Concerns

### Electrical

There are electrical wires entering a hole in the top of the distribution panel in contact with sharp metal (can be a shock hazard, close with a bushing); there is a gap between the sheetrock and the bottom of the distribution panel box that can let sparks escape into the wall space (fill gap with caulk);

### Heating

The HVAC system is made up of zone wall units in each room. At the time of the inspection the cooling systems were not cooling the condo fully. Seller verify the heating system will provide enough heat to evenly warm all rooms properly in the winter.

### Cooling

The cooling system is building supplied and is called a chiller system. There is no refrigeration cooling only water cooling. The condo cooling is supplied through the wall units which are water cooled. This type of air conditioning is not lowering the temperature in the great room area and lowering the temperature in the bedrooms marginally. In the middle of the summer heating season, this unit may have excessive heating caused by solar radiation and facing the south. The building super stated that the cooling system is limited in how low the condo temperature can be. Condo remained warm during the inspection;

Supplemental cooling can cost 1500.00 initial operation and can cost another 1500.00 in 4 to 5 years.

### Room1

Windows are worn and defective in the great room; several windows cannot open and screens missing (windows poorly seal when closed and may be drafty when wind is blowing); great room did not cool down properly when the coldest temperature was dialed at the wall HVAC unit thermostat;

### Room2

Bedroom windows do not open or very restrictive to open (worn, damaged...); bedroom windows are no square in the window frames (windows do not seal weather tight when closed and may be drafty when wind is blowing); rooms were slow to cool when AC dialed at wall units;

### Bathroom1

Hall bath has no induced exhaust fan (only a natural air flow duct in the bath)(supper said there is no mechanical exhaust in bathrooms); bathroom got very humid and steamy when shower hot water ran for 2 minutes; hall bat shower water pulsated when water was flowing (may be a defective diverter spout or water flow); bath door closes after opening;

### Interior

Several windows are stuck shut, defective and at end of use; window screens missing; the condo did not cool down properly when AC was dialed at the thermostats; great room was very warm while AC was operating; condo windows face south and east and will receive direct solar heating in the summer (this condo location may have low heating cost benefits in the winter as the unit will be naturally heated to a certain point);

## Maintenance

### Grounds

Asphalt driveway has some damage at the south side of the building;

### Exterior

Building exterior needs pressure wash; missing window screens; windows worn;

### Laundry

Laundry door rubs door frame when opening and closing;

### Room1

The condo entry door does not fully self close and lock does not latch when closing (spring activated hinges weak); to repair windows to operate marginally can cost 400.00 each;

### Room2

To repair bedroom windows to marginally operate or open can cost 400.00 each to adjust.

### Bathroom2

Master Bath: No exhaust fan in bath; bath became very steamy when hot water flowed at shower head; dry stains in cabinet floor; missing bead of caulk where bath floor tile marble threshold near the door frame;

# 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:

Asphalt driveway has some damage at the south side of the building;

# Exterior

Add Chimney

## Gutters/Scuppers/Eavestrough

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

**Siding**

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

**Trim**

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

**Fascia**

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

**Caulking**

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

**Windows**

**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad **Screens**  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:** Satisfactory **Door condition:** Satisfactory  
**Patio** **Weatherstripping:** **Door condition:**  
**Rear door** **Weatherstripping:** **Door condition:**  
**Other door** **Weatherstripping:** Satisfactory **Door condition:** Satisfactory  
**Other**

**Exterior A/C - Heat pump # 1**

**Unit #1** **Location** South Side  
**Brand:** General **Model #:** NA **Approx Age:**  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No  Improperly sized fuses/breakers  
Maximum fuse/breaker rating (amps): 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

**Exterior General Comments:****Maintenance:**

Building exterior needs pressure wash; missing window screens; windows worn;

**Exterior Pictures**

Building needs pressure



Screens missing and windows worn

**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

# Electrical

**Main panel**

**Location** Inside **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

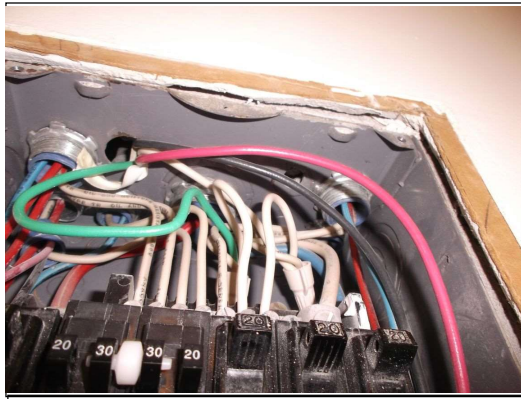
Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  Panel not accessible

Not evaluated Reason: \_\_\_\_\_

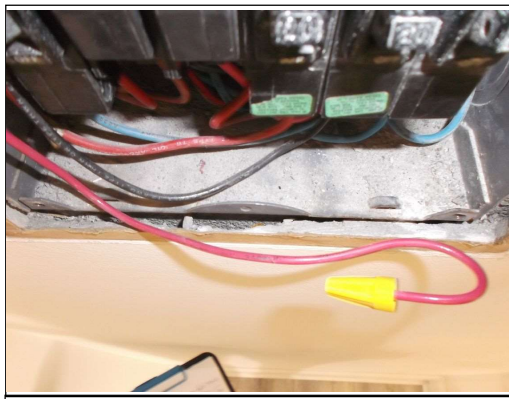
**Electrical General Comments:**

**Major Concern:**  
 There are electrical wires entering a hole in the top of the distribution panel in contact with sharp metal (can be a shock hazard, close with a bushing); there is a gap between the sheetrock and the bottom of the distribution panel box that can let sparks escape into the wall space (fill gap with caulk);

## Electrical Pictures



Wires contact sharp metal at hole



Gap between sheetrock and panel box

## Plumbing

### Water service

**Main shut-off location:** Exterior

**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:** Building Supplied

**Capacity:** NA

**Approx. age:**

**Type**  Gas  Electric  Oil  LP  Other

**Combustion air venting present**  N/A  Yes  No

**Seismic restraints needed**  N/A  Yes  No

**Relief valve**  Yes  No **Extension proper:**  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor



# Heating

Remove

## Heating system

**Unit #1** Brand name: General

Location Exterior

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:**
**Energy source**  Gas  Electric  Oil  LP  Solid fuel **Other** Water

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

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

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

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

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

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

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

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

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

**Heat pump**  N/A  Supplemental electric  Supplemental gas

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

## Heating General Comments:

### Major Concern:

The HVAC system is made up of zone wall units in each room. At the time of the inspection the cooling systems were not cooling the condo fully. Seller verify the heating system will provide enough heat to evenly warm all rooms properly in the winter.

## Heating Pictures



Wall unit for left bedroom



Wall unit for right bedroom

# 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** Differential: Operated  Not operated due to exterior temperature

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

## Cooling General Comments:

### Major Concern:

The cooling system is building supplied and is called a chiller system. There is no refrigeration cooling only water cooling. The condo cooling is supplied through the wall units which are water cooled. This type of air conditioning is not lowering the temperature in the great room area and lowering the temperature in the bedrooms marginally. In the middle of the summer heating season, this unit may have excessive heating caused by solar radiation and facing the south. The building super stated that the cooling system is limited in how low the condo temperature can be. Condo remained warm during the inspection;

Supplemental cooling can cost 1500.00 initial operation and can cost another 1500.00 in 4 to 5 years.

## Cooling Pictures



Bedrooms did not cool fully



Great room stayed warm while cooling on

## 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**  N/A **Operable:**  Yes  No  Not tested **Trash Compactor**  N/A **Operable:**  Yes  No  Not tested

**Dishwasher**  N/A **Operable:**  Yes  No  Not tested **Exhaust fan**  N/A **Operable:**  Yes  No  Not tested

**Range**  N/A **Operable:**  Yes  No  Not tested **Refrigerator**  N/A **Operable:**  Yes  No  Not tested

**Oven**  N/A **Operable:**  Yes  No  Not tested **Microwave**  N/A **Operable:**  Yes  No  Not tested

**Range/Oven**  Gas  Electric **Cooktop**  N/A **Operable:**  Yes  No  Not tested

**Other** \_\_\_\_\_ **Operable:**  Yes  No  Not tested

**Dishwasher airgap**  Yes  No **Dishwasher drain line looped**  Yes  No **Receptacles present**  Yes  No **Operable:**  Yes  No

**GFCI**  Yes  No **Operable:**  Yes  No **Recommend GFCI Receptacles:**  Yes  No  Potential Safety Hazard(s)

**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard(s)

**Kitchen General Comments:**

**Major Concern:**

Sink faucet leaking water at the handle;

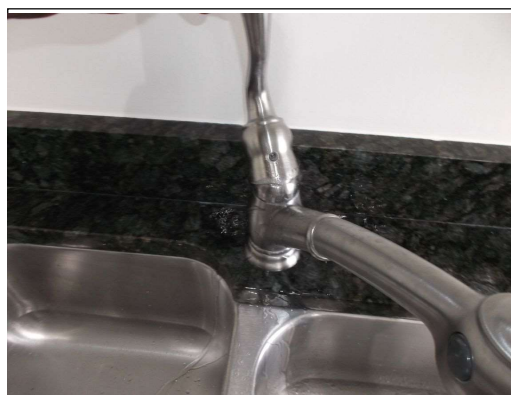
**Maintenance:**

Sink faucet leaks at the handle; cabinet drawer has defective glide or track at the right of the stove; microwave jell pad is stained or tarnished; no anti tilt device connected to the stove; sink cabinet has water damage painted over;

**Kitchen Pictures**



Microwave jell pad tarnished or soiled



Sink faucet leaks at the handle



Sink cabinet has water damage painted over

# 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:

Laundry door rubs door frame when opening and closing;

# Rooms

**Location:** Main Floor

**Type:** Great Room...

**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:**

Windows are worn and defective in the great room; several windows cannot open and screens missing (windows poorly seal when closed and may be drafty when wind is blowing); great room did not cool down properly when the coldest temperature was dialed at the wall HVAC unit thermostat;

**Maintenance:**

The condo entry door does not fully self close and lock does not latch when closing (spring activated hinges weak); to repair windows to operate marginally can cost 400.00 each;

**Rooms Pictures**



Glass weather strip detaching/window worn



Windows wont open



Poor cooling system in great room

**Room 2**

**Room**

**Location:** Main Level

**Type:** Beds, 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:**

Bedroom windows do not open or very restrictive to open (worn, damaged...); bedroom windows are no square in the window frames (windows do not seal weather tight when closed and may be drafty when wind is blowing); rooms were slow to cool when AC dialed at wall units;

**Maintenance:**

To repair bedroom windows to marginally operate or open can cost 400.00 each to adjust.

**Room2 Pictures**



Window not opening



Window restrictive to open

# Bathroom 1

**Location:** Hall **Type:** Full

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

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

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

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

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite  Other

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

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

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

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

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

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

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

## Bathroom 1 General Comments:

### Major Concern:

Hall bath has no induced exhaust fan (only a natural air flow duct in the bath)(supper said there is no mechanical exhaust in bathrooms); bathroom got very humid and steamy when shower hot water ran for 2 minutes; hall bat shower water pulsated when water was flowing (may be a defective diverter spout or water flow); bath door closes after opening;

# Bathroom 2

**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 2 General Comments:

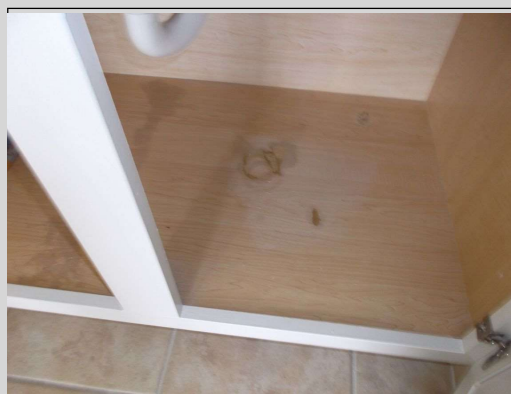
### Maintenance:

Master Bath: No exhaust fan in bath; bath became very steamy when hot water flowed at shower head; dry stains in cabinet floor; missing bead of caulk where bath floor tile marble threshold near the door frame;

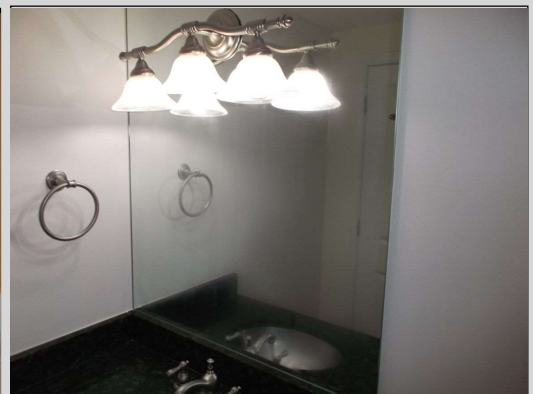
## Bathroom2 Pictures



No mechanical exhaust fan



Dry stains on cabinet floor



Mirror steamed when shower used



# Interior

## Windows/Glass

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

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

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

## No Fireplace

## Stairs/Steps/Balconies

**Balconies**  N/A  Satisfactory  Marginal  Have evaluated  Monitor

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

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

## Smoke/Carbon Monoxide detectors

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

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

## Interior General Comments:

### Major Concern:

Several windows are stuck shut, defective and at end of use; window screens missing; the condo did not cool down properly when AC was dialed at the thermostats; great room was very warm while AC was operating; condo windows face south and east and will receive direct solar heating in the summer (this condo location may have low heating cost benefits in the winter as the unit will be naturally heated to a certain point);

## 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.