

PROPERTY INSPECTION REPORT



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2161 Peachtree Rd. NE #102, Atlanta, GA.

Inspection Date:

Feb 5, 2024

This confidential report is prepared exclusively for:

Kierrariel Mitchell

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley R-5 Master Building, Electrical, HVAC, Plumbing Inspector and Georgia Licensed Residential Contractor

Real estate agent/Broker:

Lexi Benomar

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. Electrical outlets, windows and switches will be randomly selected and checked at each room and area according to number and location. 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: 1986
Style: Condominium
Main Entrance Faces: West
State of Occupancy: Occupied
Weather Conditions: Sunny
Recent Rain: Yes
Ground Cover: Damp
Temperature: 56

THE HOUSE IN PERSPECTIVE

[Average Quality / 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 condo was fully furnished at the time of the inspection and the inspector could not see all areas around room.

Major Concerns

Garage

There is no foam insulation sprayed onto the garage concrete ceiling-condo floor to reduce condo energy consumption and heat loss. There was a infra red scan of the condo and the concrete floor, which is above the public garage, that shows low temperatures in the concrete slab. A concrete floor exposed to the weather can cause extreme heat loss in the condo through the floor and walls and heat gain in the summer that can cause higher energy bills. Without insulation covering the concrete, it can cause excessive energy use. All exterior walls and floors should be insulated.

Interior

The floor system in the condo is the ceiling of the garage. There is no spray foam insulation covering the garage ceiling. The garage is a open air area which is not protected from temperature extremes. This means that when it is very cold outside, the floor or garage ceiling will become cold and will radiate the coldness through itself and into the condo. When concrete temperature equals the outside temperature it will extract the warm air from the condo. and cause the occupants to turn up the heat to try and compensate the loss of heat absorbed into the floor. It is advised to insulate the condo floor from inside the condo or insulate the garage ceiling to prevent condo heat loss during the winter.

The color gradient shows the different surfaces' temperature. The blue color is the coldest surface and the red, yellow and white are warmer surfaces. White is the warmest surface.

Potential Safety Hazards

Kitchen

The stove appears to not be connected to a anti tilt device.

Interior

Smoke alarms did not operate when tested. It is advised to install new CO/Smoke detectors in both bedrooms and in the great room (this condo is over the garage for the building).

Maintenance

Grounds

The driveway has major damage at the right side of the building, broken sections with defective repairs and settling.

The balconies have poor drainage off the floors and the drain holes appear too small (heavy rains can cause water to rise up to the exterior doors). Verify the main entrance front portico or floor is not pouring too much surface water through the wall opening to the condo patio floor causing surface water to rise and flood the condo floor and rise up to the door threshold. The patio scupper holes appear to small to drain heavy rain water off fast enough during storms. It is advised to drill larger holes into the balcony walls. Debris are blocking some drain opening at the balcony walls which can cause poor drainage away during heavy or long rains.

Exterior

Verify the holes in the balcony perimeter walls are large enough to drain all rain water off of floor during any type of rain or storm. Should be 3 inch drainage holes drilled through walls, PVC pipe fitted into holes, and sealed with 30 year rubber or cement gaskets around the pipe in the hole.

The front balcony patio door fixed door slab is split at the bottom latch and the door lock will not is not striking the plate to lock. The living room fixed door to the south balcony is split at the bottom lock, the door lock is not striking the plate properly. The weather strips appear worn. Missing weather strips a the the condo door to the lobby at the side frames and across the top. Verify proper sealing weather strips are under the bottom of all exterior doors.

Garage

The garage gates were partially opening at the time of the inspection. The never closed during the inspection. It is advised to verify they are fully operational and the garage decks are safe to use and provide restricted and guarded entry by none occupants or the general public.

Electrical

The dining room receptacle at the interior wall near the window was on and off when tested and loose in the wall. This receptacle is on the furnace closet wall. Can see electrical wires extending out the box (from in the furnace closet) which is a fire and safety hazard (wires should be wrapped in sheathing and clamped to the outlet box to prevent from pulling out of the box). Master bedroom receptacle not energized behind the bed. It is advised to have a certified electrician check system for service, safety and maintenance.

Plumbing

The water heater date is 2004. Water heaters have a good life of 10 to 11 years. Some have a good life of 8 years. After these dates rust can begin to accumulate as sediment in the bottom of the tank, the rod can corrode and the tank walls can become weak and leak.

The expansion tank is resting on the water pipe above the water heater which can damage the pipes (should have independent support).

One bath tub spout had very high water flow and pressure. There was no way to check the water pressure in the condo because the washer

The bath has operated very high water flow and pressure, there was no way to check the water pressure in the condo because the main line was connected to the faucets. Water pressure over 80 psi is too high.

Heating

The occupant stated the electric bills are very high when trying to heat the home to a comfortable temperature. The HVAC system is a heat pump and or electric. It is advised to have a HVAC contractor check for service and maintenance of the electric furnace before closing to verify operation and condition. It is advised to have a HVAC contractor do a heat output test for efficiency. Please be advised if there is poor insulation under the concrete floor, there will be heat loss via radiation and conduction through the floor. The furnace size and efficiency may cause excessive operation. The occupant had space heater in the bedroom.

Verify where is the AC unit or cooling system. Is cooling building supplied or at each condo.

Kitchen

There are dry stains on the left sink drain pipe. The drain pipe for the center sink is used for a dishwasher (may cause center sink water to drain slowly). The sink cabinet door hinges are loose. The counter receptacle to the right of the sink did not trip when tested (all receptacles within six inches of the kitchen sink shall be GFCI protected).

The floor vinyl or covering is defective at the dishwasher area and various areas.

Laundry

Floor covering at the laundry room are defective.

Room 1

Floor tiles shifting at various areas throughout the condo. There are gaps at the baseboards and floor at the exterior walls (unconditioned air can come into the condo at open spaces, should be shoe molding on the baseboard at the floor and a caulk bead to seal air tight)

Bathroom 1

The front bed bath has defective bead of caulk where the toilet rest on the floor, the tub right or cold faucet need washer on the stem. Shower head pipe appears slightly loose in the wall. Do-it-yourself drain pipe in the sink cabinet (corrugated drain pipe can clog). The sink cabinet right bottom drawer bump when closing. Water flow very high at the tub faucet (verify water pressure to the condo is below 80 psi, verify there is a water pressure reduction valve at the main water pipe to the condo to reduce building pressure).

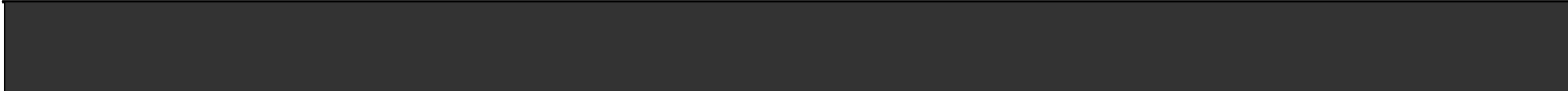
Bathroom 2

Left bedroom bath has defective caulk where the wall tile rest on the tub deck. The tenant says the tub floor is weak (some fiberglass tubs were supported with foam which compresses over time, a hole can be cut in the wall and cement or grout can be poured under the tub floor to support). Tub stopper not in place. The tub faucet nickel finish is stained or tarnished (verify can be polished or cleaned). It appears there is a paint or glaze on the wall tiles and peeling at the bottom tiles at the tub deck.

Interior

The floor system in the condo is the ceiling of the garage. There is no spray foam insulation covering the garage ceiling. The garage is a open air area which is not protected from temperature extremes. This means that when it is very cold outside, the floor or garage ceiling will become cold and will radiate the coldness through itself and into the condo. When concrete temperature equals the outside temperature it will extract the warm air from the condo, and cause the occupants to turn up the heat to try and compensate the loss of heat absorbed into the floor. It is advised to insulate the condo floor from inside the condo or insulate the garage ceiling to prevent condo heat loss during the winter.

The color gradient shows the different surfaces' temperature. The blue color is the coldest surface and the red, yellow and white are warmer surfaces. White is the warmest surface.



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:

The driveway has major damage at the right side of the building, broken sections with defective repairs and settling.

The balconies have poor drainage off the floors and the drain holes appear too small (heavy rains can cause water to rise up to the exterior doors). Verify the main entrance front portico or floor is not pouring too much surface water through the wall opening to the condo patio floor causing surface water to rise and flood the condo floor and rise up to the door threshold. The patio scupper holes appear to small to drain heavy rain water off fast enough during storms. It is advised to drill larger holes into the balcony walls. Debris are blocking some drain opening at the balcony walls which can cause poor drainage away during heavy or long rains.

Grounds Pictures



Drainage holes too small for heavy rain, debris



Tenant stated water rises up to doors



Drainage hole in condo balcony wall



Drainage holes too small at side balcony



Driveway major cracks and defective repairs



Driveway cracking and defective patches

Exterior

Add Chimney

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens Not Installed** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low
Condition Satisfactory Marginal Poor
Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor
GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Exterior, Building
Brand: RetroAir **Model #:** General **Approx Age:** 2017

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): 39 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:

Verify the holes in the balcony perimeter walls are large enough to drain all rain water off of floor during any type of rain or storm. Should be 3 inch drainage holes drilled through walls, PVC pipe fitted into holes, and sealed with 30 year rubber or cement gaskets around the pipe in the hole.

The front balcony patio door fixed door slab is split at the bottom latch and the door lock will not is not striking the plate to lock. The living room fixed door to the south balcony is split at the bottom lock, the door lock is not striking the plate properly. The weather strips appear worn. Missing weather strips a the the condo door to the lobby at the side frames and across the top. Verify proper sealing weather strips are under the bottom of all exterior doors.

Exterior Pictures



Front fixed door slab split at the lock



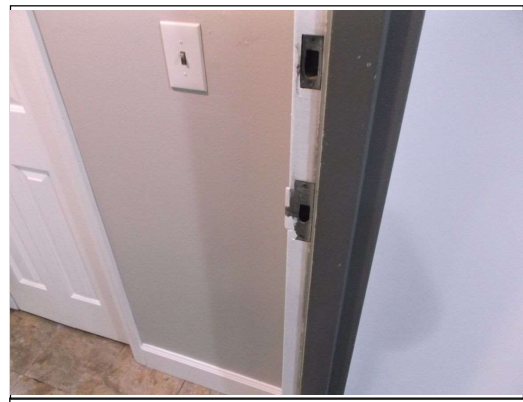
Liv. door not latch, not square in frame...



Front patio door damaged at the bottom lock



Exterior doors may need paint in near future



Missing and weather strips at condo door



Verify proper holes for drainage at balconies

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 Flat
 Layers 1
 Age ?
 Location West
 Style Flat
 Type Polyurethane with Elastomeric

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

Material
 Not Visible
 Galv/Alum
 Asphalt
 Copper
 Foam
 Rubber
 Lead
 Painted sheet metal

Condition Satisfactory
 Rusted
 Missing
 Separated from chimney/roof
 Recommend Sealing

Skylights

Condition
 N/A
 Cracked/Broken
 Satisfactory
 Marginal
 Poor

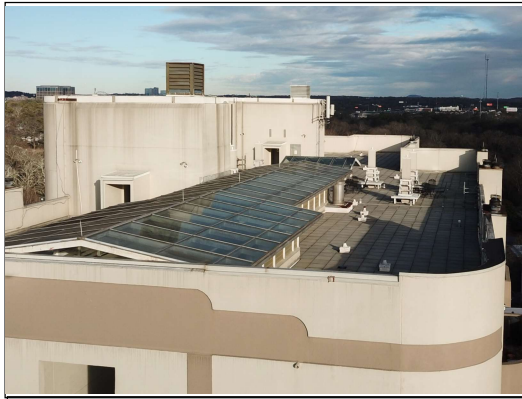
Plumbing Vents

Condition
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Maintenance:
 Roof is covered with a deck for activity use and people outings. Cannot verify the roof covering condition.

Roof Pictures



Roof covered with decking for pedestrians

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
 Marginal
 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:

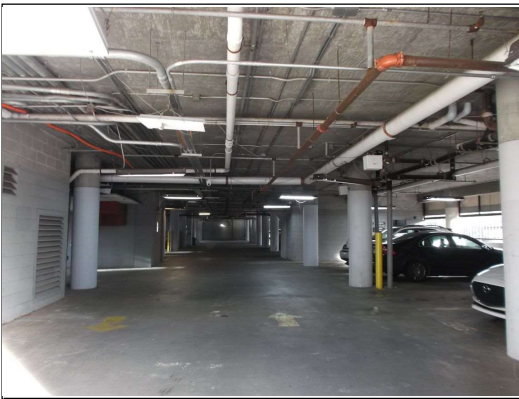
Major Concern:

There is no foam insulation sprayed onto the garage concrete ceiling-condo floor to reduce condo energy consumption and heat loss. There was an infra red scan of the condo and the concrete floor, which is above the public garage, that shows low temperatures in the concrete slab. A concrete floor exposed to the weather can cause extreme heat loss in the condo through the floor and walls and heat gain in the summer that can cause higher energy bills. Without insulation covering the concrete, it can cause excessive energy use. All exterior walls and floors should be insulated.

Maintenance:

The garage gates were partially opening at the time of the inspection. They never closed during the inspection. It is advised to verify they are fully operational and the garage decks are safe to use and provide restricted and guarded entry by none occupants or the general public.

Garage/Carport Pictures



The garage ceiling not insulated or sound pro



Garage doors remained up

Electrical

Main panel

Location In Condo **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No

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

Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible

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

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

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

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

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

Not evaluated Reason: _____

Electrical General Comments:**Maintenance:**

The dining room receptacle at the interior wall near the window was on and off when tested and loose in the wall. This receptacle is on the furnace closet wall. Can see electrical wires extending out the box (from in the furnace closet) which is a fire and safety hazard (wires should be wrapped in sheathing and clamped to the outlet box to prevent from pulling out of the box). Master bedroom receptacle not energized behind the bed. It is advised to have a certified electrician check system for service, safety and maintenance.

Electrical Pictures



Wires pulling out the dining wall receptacle



Dining receptacle on & off, pulls out wall

Plumbing

Water service

Main shut-off location: Water Heater

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: GE

Capacity: 30

Approx. age: 2004

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:

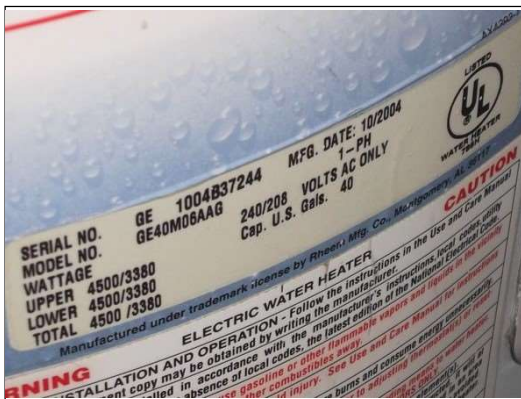
Maintenance:

The water heater date is 2004. Water heaters have a good life of 10 to 11 years. Some have a good life of 8 years. After these dates rust can begin to accumulate as sediment in the bottom of the tank, the rod can corrode and the tank walls can become weak and leak.

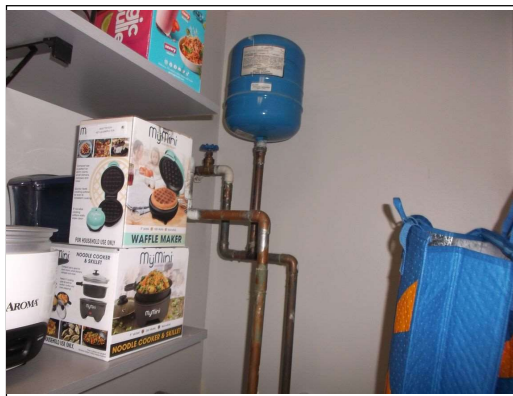
The expansion tank is resting on the water pipe above the water heater which can damage the pipes (should have independent support).

One bath tub spout had very high water flow and pressure. There was no way to check the water pressure in the condo because the washer was connected to the faucets. Water pressure over 80 psi is too high.

Plumbing Pictures



Water heater date 2004



Expansion tank rest on the water pipes



Water flow & pressure very high at front tub

Heating

Remove

Heating system

Unit #1 Brand name: RetroAire

Location Closet

 System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2017

 Energy source Gas Electric Oil LP Solid fuel [Other](#)

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

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

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

 Combustion air venting present N/A Yes No

 Controls Disconnect: Yes No Normal operating and safety controls observed

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

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

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

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

 Heat pump N/A Supplemental electric Supplemental gas

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

Heating General Comments:

Maintenance:

The occupant stated the electric bills are very high when trying to heat the home to a comfortable temperature. The HVAC system is a heat pump and/or electric. It is advised to have a HVAC contractor check for service and maintenance of the electric furnace before closing to verify operation and condition. It is advised to have a HVAC contractor do a heat output test for efficiency. Please be advised if there is poor insulation under the concrete floor, there will be heat loss via radiation and conduction through the floor. The furnace size and efficiency may cause excessive operation. The occupant had space heater in the bedroom.

Verify where is the AC unit or cooling system. Is cooling building supplied or at each condo.

Heating Pictures



Furnace electric in closet



Space heater in bedroom

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:

Safety Hazard:

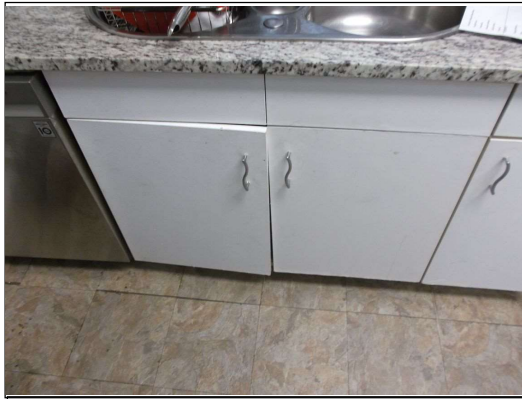
The stove appears to not be connected to a anti tilt device.

Maintenance:

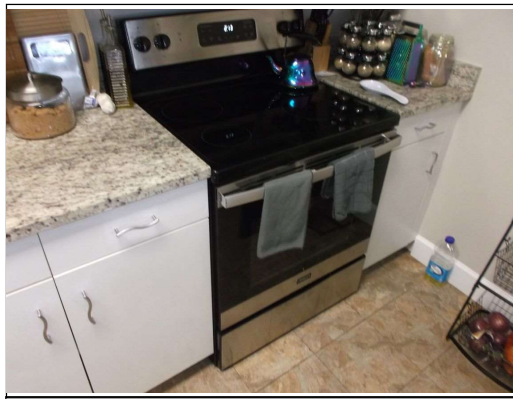
There are dry stains on the left sink drain pipe. The drain pipe for the center sink is used for a dishwasher (may cause center sink water to drain slowly). The sink cabinet door hinges are loose. The counter receptacle to the right of the sink did not trip when tested (all receptacles within six inches of the kitchen sink shall be GFCI protected).

The floor vinyl or covering is defective at the dishwasher area and various areas.

Kitchen Pictures



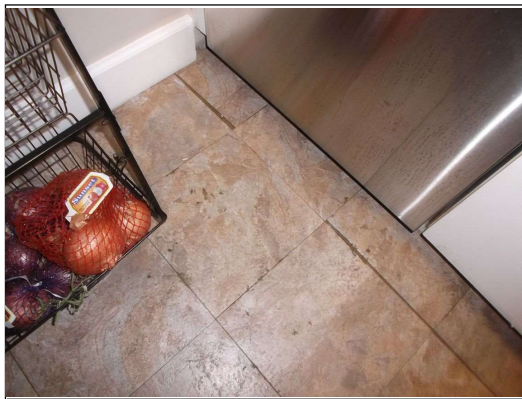
cabinet door hinges loose at areas



No anti tilt device connected to stove



Stains on drain pipe to disposal



Floor tiles moving and loose



Receptacle did not trip when tested



Improper drain assembly at center sink

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

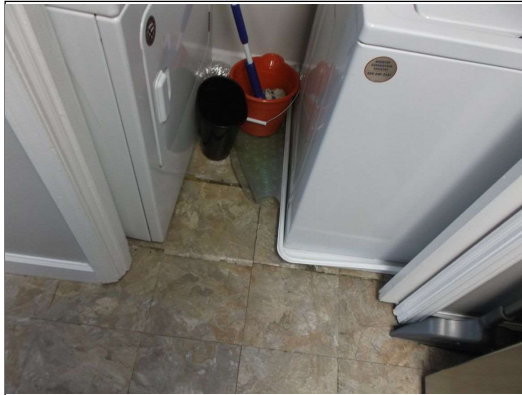
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

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

Laundry General Comments:**Maintenance:**

Floor covering at the laundry room are defective.

Laundry Pictures



Defective floor tiles at laundry

Rooms

Location: Main Level

Type: Living, Beds, Closets, Halls...

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

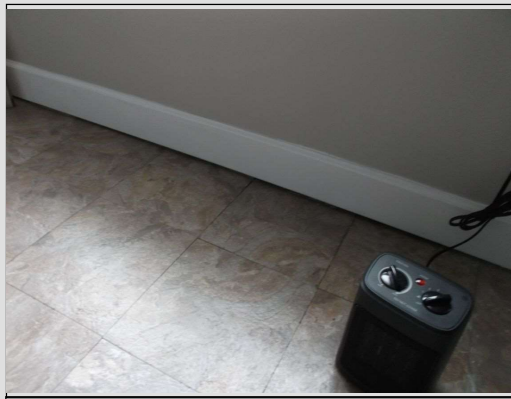
Rooms General Comments:**Maintenance:**

Floor tiles shifting at various areas throughout the condo. There are gaps at the baseboards and floor at the exterior walls (unconditioned air can come into the condo at open spaces, should be shoe molding on the baseboard at the floor and a caulk bead to seal air tight)

Rooms Pictures



Floor tiles shifting at areas



Gaps at baseboards near floor

Bathroom 1

Location: Front Bedroom Bath **Type:** Full

Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Tubs	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible			
Showers	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible			
Toilet	Bowl loose: <input type="checkbox"/> Yes <input type="checkbox"/> No	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl	<input type="checkbox"/> Toilet leaks	
Shower/Tub area <input type="checkbox"/> Ceramic/Plastic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input type="checkbox"/> Other					
Condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rooted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input type="checkbox"/> No					
Drainage <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor		Water flow <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor			
Moisture stains present <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Cabinetry					
Doors <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor		Window <input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor			
Receptacles present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		GFCI <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Open ground/Reverse polarity <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Potential Safety Hazard <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI Receptacles			
Heat source present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Exhaust fan <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy			

Bathroom 1 General Comments:

Maintenance:

The front bed bath has defective bead of caulk where the toilet rest on the floor, the tub right or cold faucet need washer on the stem. Shower head pipe appears slightly loose in the wall. Do-it-yourself drain pipe in the sink cabinet (corrugated drain pipe can clog). The sink cabinet right bottom drawer bump when closing. Water flow very high at the tub faucet (verify water pressure to the condo is below 80 psi, verify there is a water pressure reduction valve at the main water pipe to the condo to reduce building pressure).

Bathroom1 Pictures



Defective caulk where the toilet rest on floor



Drawer bump when closing



DIY drain pipe repair

Bathroom 2

Location: Left side of condo **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:

Left bedroom bath has defective caulk where the wall tile rest on the tub deck. The tenant says the tub floor is weak (some fiberglass tubs were supported with foam which compresses over time, a hole can be cut in the wall and cement or grout can be poured under the tub floor to support). Tub stopper not in place. The tub faucet nickel finish is stained of tarnished (verify can be polished or cleaned). It appears there is a paint or glaze on the wall tiles and peeling at the bottom tiles at the tub deck.

Bathroom2 Pictures



Defective glaze on tiles



Stopper not in place/knobs loose



Defective caulk at tile and tub

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:

The floor system in the condo is the ceiling of the garage. There is no spray foam insulation covering the garage ceiling. The garage is an open air area which is not protected from temperature extremes. This means that when it is very cold outside, the floor or garage ceiling will become cold and will radiate the coldness through itself and into the condo. When concrete temperature equals the outside temperature it will extract the warm air from the condo, and cause the occupants to turn up the heat to try and compensate the loss of heat absorbed into the floor. It is advised to insulate the condo floor from inside the condo or insulate the garage ceiling to prevent condo heat loss during the winter.

The color gradient shows the different surfaces' temperature. The blue color is the coldest surface and the red, yellow and white are warmer surfaces. White is the warmest surface.

Safety Hazard:

Smoke alarms did not operate when tested. It is advised to install new CO/Smoke detectors in both bedrooms and in the great room (this condo is over the garage for the building).

Maintenance:

The floor system in the condo is the ceiling of the garage. There is no spray foam insulation covering the garage ceiling. The garage is an open air area which is not protected from temperature extremes. This means that when it is very cold outside, the floor or garage ceiling will become cold and will radiate the coldness through itself and into the condo. When concrete temperature equals the outside temperature it will extract the warm air from the condo, and cause the occupants to turn up the heat to try and compensate the loss of heat absorbed into the floor. It is advised to insulate the condo floor from inside the condo or insulate the garage ceiling to prevent condo heat loss during the winter.

The color gradient shows the different surfaces' temperature. The blue color is the coldest surface and the red, yellow and white are warmer surfaces. White is the warmest surface.

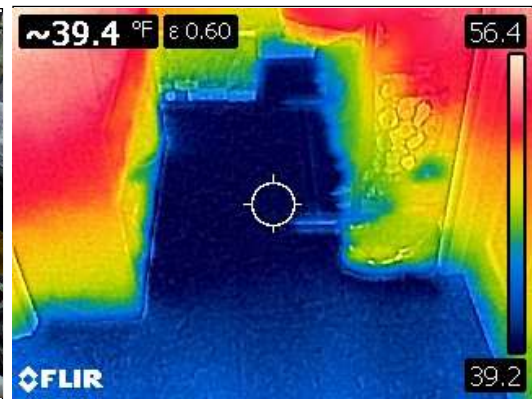
Interior Pictures



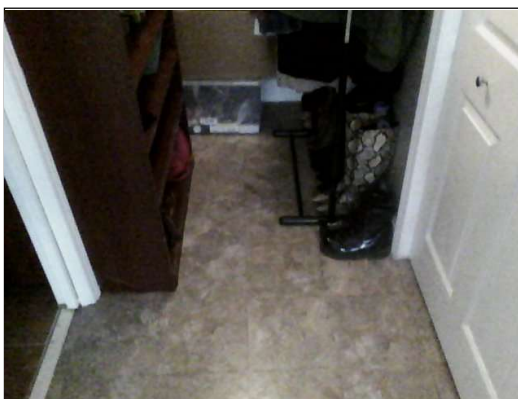
Bedroom floor infrared scan



Bedroom floor photo



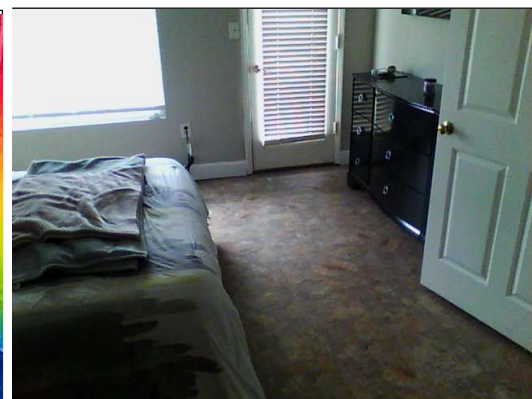
Area floor infrared scan



Area floor photo



Bedroom floor infrared scan



Bedroom floor photo

Crawl Space

Crawl space

Full crawlspace Interior hatch/door **Conditioned (heated/cooled)** Yes No

Access

Exterior Combination basement/crawl space/slab Full Via basement No access

Inspected from Access panel In the crawl space

Foundation walls

Handrail Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Floor

Concrete Gravel Dirt Typical cracks Not Visible Vapor barrier present Other

Seismic bolts

None visible Appear satisfactory Recommend evaluation

Drainage

Sump pump Yes No **Operable:** Yes No Pump not tested

Standing water Yes No Not Visible **Evidence of moisture damage** Yes No

Ventilation

Wall vents Power vents None apparent Additional ventilation recommended Evidence of moisture damage

Perimeter Vents

Girders/Beams/Columns

Steel Wood Masonry Not Visible Sagging/Altered **Condition** Satisfactory Marginal Poor

Joists

Wood Engineered I-Type Sagging/Altered joists **Condition** Satisfactory Marginal Poor

Subfloor

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

Insulation

None Type: **Location** Walls Between floor joists Other

Vapor barrier

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

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.

