

PROPERTY INSPECTION REPORT



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1679 Riverlanding Circle, Lawrenceville, GA.

Inspection Date:

Jun 3, 2021

This confidential report is prepared exclusively for:

Roxana Delia and Gareca Mendoza

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Arnee' Harrison

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:	1994
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	83

THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

Report Summary

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

Major Concerns

Electrical

The electrical meter box is loose on the siding and there is movement and detaching; there are exposed wires at the attic exhaust fan junction box; exterior receptacles not tripping at the front and not energized at the rear exterior; missing bead of caulk around light fixtures mounted on the siding can allow water behind fixtures and into holes in the siding;

Heating

Air ducts very dusty; left furnace has major rust inside;

Room1

1st floor: There are major dry water stains in the ceiling above the bar stools (verify the cause by reseating toilets, checking plumbing, checking roof pipes and flashings above this area (if leaks cannot be determined by visual there should be a hole cut in the ceiling to see under the floor above to verify what is leaking)(seller verify the leak has been repaired);

Potential Safety Hazards

Kitchen

There is no anti tilt device connected to the stove; the sink drain pipe assembly is a S-Trap and can let gasses back into the house through the sink drain opening;

Room2

Install new smoke alarms in the 2nd floor hall and in all rooms for sleeping; Install a CO detector at both levels;

Interior

Attic ladder installed in the wrong direction and missing flooring around entry opening;

Maintenance

Grounds

Wood fence needs pressure wash and paint; driveway has common cracks; rear patio has settling and settling crack (section of patio rotating away; poor soil slope away from the patio and wood deck area (remove timbers as they are blocking water from naturally draining away from the patio and deck) trees contact chimney; bushes touch house; front hose faucet missing anti siphon device;

Exterior

Gutters have nails extracting, debris filled, downspouts pour at the foundation some areas shall be routed away, leaking at gutter corner at the front or debris block downspout;

Siding and trim needs pressure wash and painting (rough cost 5800.00 to 6300.00)

Siding is compressed board which had a recall for damage when contacted by water or not properly painted (there was a class action and payout of 5500.00 one time for repair and painting; there is water damage to the siding near the chimney on the sides; there is water damage to the wood soffit at the front upper corner; there is wood trim rot at the front inside corner near the hose faucet; there are bee holes in the wood trim at the front upper gable above the siding over the bedroom window area; bay window wood trim loose and missing caulk at corners and sections; missing weepholes in brick some areas (lets air behind and drainage out);

The AC units have deteriorated refrigerant line insulation; condensate pipes dripping at the foundation should be routed away;

The electrical meter box and AC electrical boxes are missing a bead of caulk across the tops which can let water get behind boxes and into holes in the siding;

Window screens rotting some areas and screens missing some areas; window glass fogged and sweating at the office (350.00); foyer arched glass fogged at the top section; window sash not square in the front bay unit at the 1st level;

Garage

Vehicle door has water damage, peeling paint and daylight at the bottom under the weather strip; vehicle door frame is in contact with the concrete at the bottoms and have rot (there should be an air gap between the vehicle door frame and the concrete floor); cannot see all of the garage as there are belongings still in place; the garage ceiling drywall has a seam repair visible; water damage to the wood corner trim where the garage wall meets the house at the corner and at the soffit at the right side of the entry;

Plumbing

Water pressure 130 psi at the rear hose faucet is verify should be less than 80 psi (can damage pipes and appliances); water pipe used for gas pipe near the furnaces; gas pipe laying on the attic floor is not supported and not strapped to the floor (movement can damage pipe); water heater near or at end of use (date 2008, water heaters have a good life of 11 to 12 years at the most, replacement 1350.00); there is no

Water heater: near end of life (date 2008), water heaters have a good life of 11 to 12 years at the most; replacement needed;; there is no expansion tank above the water heater; missing anti siphon device at rear hose faucet;

Cooling

Condensate drain pipes pour at the foundation; refrigerant line insulation deteriorated and missing at the exterior; refrigerant line insulation missing a section above the left furnace and condensate drips down onto and into the left furnace; It is advised to have both HVAC systems checked, serviced and repairs by a certified HVAC technician before closing (verify maintenance and repair); AC unit cooling fins need cleaning;

Kitchen

The sink drain pipe is a S-Trap and does not have a vent pipe (can cause waste, sewer and radon gas back into the house); the gas stove right rear burner did not light; the microwave door hinges are slightly loose; the sink faucet handle is loose; the wall cabinet door above the microwave has loose hinges; the dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting; there are water stains in the ceiling above the bar stools (verify if there is a water leak at the bath above);

Laundry

Dryer vent terminal is clogged with lint and the door flap stuck open; missing air register vent cover at ceiling;

Room1

There is a settling crack in the wall above the office doorway seen from the foyer; window glass fogged at the office;

Room2

2nd floor: Hall floor dips towards the bonus room; hall bath door drags on the floor; bonus room closet door lock not latching; there are cracks in the bonus room ceilings where the sections join; there is defective finishing at the hall ceiling near the light fixture; the flyer arched window has fogged glass 890.00 to replace; missing smoke alarms;

Room3

Master bedroom window lock detached at the right window;

Bathroom1

1/2 bath toilet missing bead of caulk around the bottom where the toilet rests on the floor;

Bathroom2

Main bath toilet missing a caulk bead around the base of the toilet where it rest on the floor; dry stains in drawers; there is a strap wrapped around the drain pipe attached to the drawer track in the cabinet; defective caulk has mold where the wall tiles rest on the tub deck; tub stopper defective;

Bathroom3

Master bath tub spout loose at the base and faucet knob caps missing; shower faucet knob cap missing; there are rust stains on the shower floor finish; shower grout has stains and scum;

Interior

Attic ladder too long and loose at hardware; debris in attic; missing spacer clips between roof decking panels (used to create a air gap between panels for expansion in OSB panels);

Some window glasses are fogged or sweat between glass; some window sash cords are detached at the 2nd level; window in master bed has detaching latch; some window locks not latching when engaged;

The attic exhaust fan electrical wires are exposed at the junction box nailed to the roof rafter (missing box cover)

Missing smoke alarms and CO detectors (there should be a smoke alarm in all rooms for sleeping and in halls serving rooms for sleeping);

Fireplace chimney has slight creosote in flue;

The rail guards at the 2nd floor balcony are spaced more than 4 inches apart (child and pet safety)

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

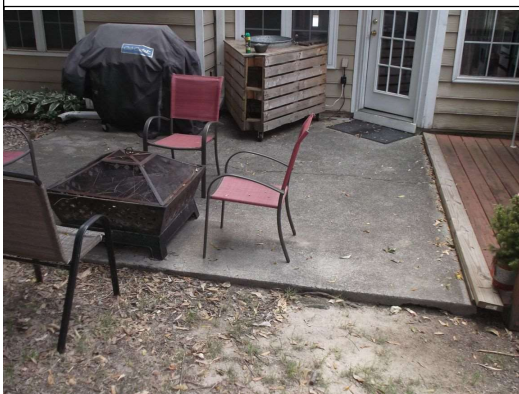
Condition Satisfactory Marginal Poor **Operable:** Yes No **Anti-siphon valve** Yes No

Ground General Comments:

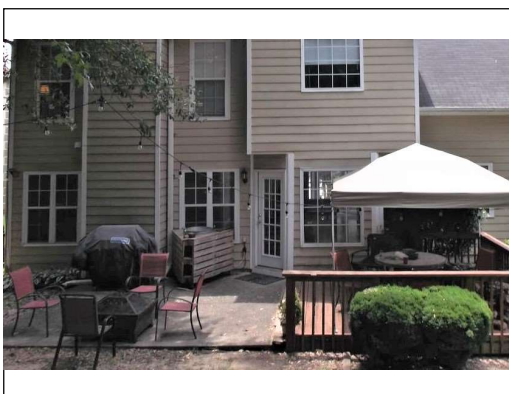
Maintenance:

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Grounds Pictures



Patio cracked & settles/soil slope to patio



Soil slopes to patio-deck & wood block water



Missing anti siphon device at front faucet

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 Torn** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Unit #1 **Location** Side of the House

Brand: Payne & International Comfort **Model #:** General **Approx Age:** 2018

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:

Gutters have nails extracting, debris filled, downspouts pour at the foundation some areas shall be routed away, leaking at gutter corner at the front or debris block downspout;

Siding and trim needs pressure wash and painting (rough cost 5800.00 to 6300.00)

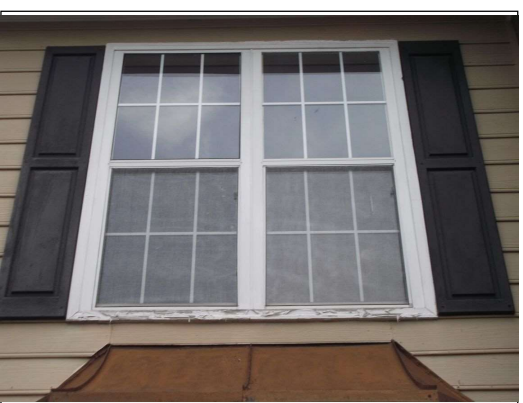
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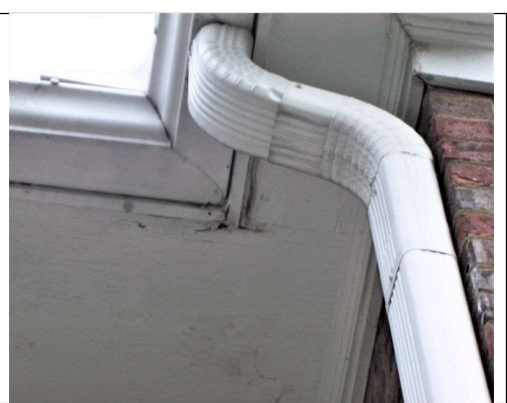
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Exterior Pictures



Screens rot



Water damage



Missing caulk over electrical boxes



House needs painting



Bay window sash not square in frame



Rot at trim various areas on the house

Roof

Roof Visibility

- None
 All
 Partial
 Unable to walk on tile
 Unable to walk on roof

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof

- Roof # 2 N/A
 Roof # 3 N/A
Roof # 4 N/A

- Roof # 1** Pitch Steep Layers 1 Age 5+ Location South Style Gable Type Asphalt shingles

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

- Material** Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Painted sheet metal
Condition Satisfactory Rusted Missing Separated from chimney/roof Recommend Sealing

Skylights

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

Plumbing Vents

- Condition** Satisfactory Marginal Poor Not Visible Not Present

Roof General Comments:

Maintenance:

Pipe flashing has been installed on top of shingles and face nailed at several areas; the roof deck has a slight dip at the rear on the left side of the rear facing gable; bay window unit metal roof has defective paint; trees touch chimney;

Siding has water damage on the side of the chimney near the roof; tree limbs touch chimney;

Roof Pictures



Pipe flashing on top shingles face nailed



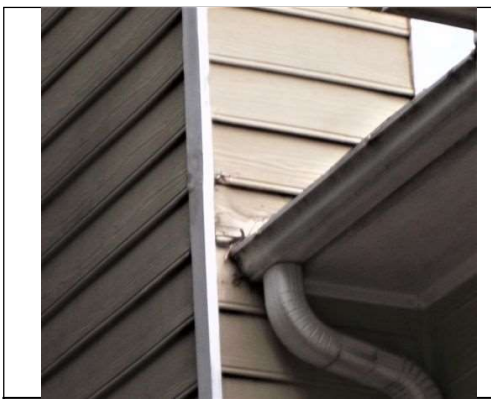
Pipe and vent flashing nailed on top shingles



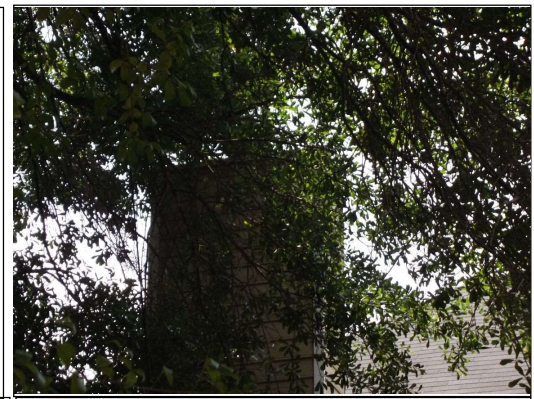
Slight dip in roof deck left of valley



Downspouts pour at foundation



Siding rot near roof at chimney



Tree limbs touch chimney and roof area

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 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:

Maintenance:
 Vehicle door has water damage, peeling paint and daylight at the bottom under the weather strip; vehicle door frame is in contact with the concrete at the bottoms and have rot (there should be an air gap between the vehicle door frame and the concrete floor); cannot see all of the garage as there are belongings still in place; the garage ceiling drywall has a seam repair visible; water damage to the wood corner trim where the garage wall meets the house at the corner and at the soffit at the right side of the entry;

Garage/Carport Pictures



Door needs painting



Water damage at vehicle door



Wood rot at the corner trim



Rot and defective repair at soffit



Defective ceiling repair at seam

Electrical

Main panel

Location Exterior **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No
Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible
GFCI breaker Yes No **Operable:** N/A Yes No **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: The electrical meter box is loose on the siding and there is movement and detaching; there are exposed wires at the attic exhaust fan junction box; exterior receptacles not tripping at the front and not energized at the rear exterior; missing bead of caulk around light fixtures mounted on the siding can allow water behind fixtures and into holes in the siding;

Electrical Pictures



Meter box detaching from the wall/no caulk



Front outlet not tripping



Rear outlet not energized and not reset able



Water in 2nd floor hall light fixture



Exposed wires at attic fan junction box



Missing caulk around light fixtures on siding

Plumbing

Water service

Main shut-off location: Front of House

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

Lead other than solder joints Yes No Unknown Service entry

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

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

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: Whirlpool

Capacity: 40

Approx. age: 2008

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

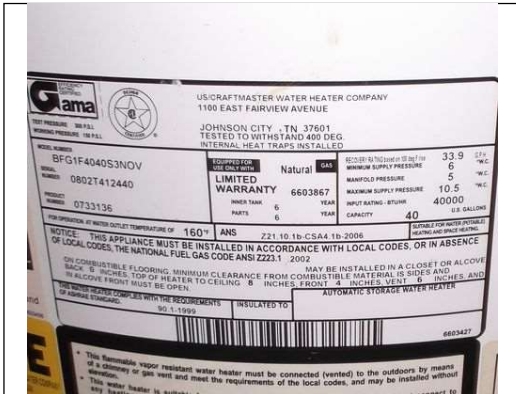
Condition Satisfactory Marginal Poor

Plumbing General Comments:

Maintenance:

Water pressure 130 psi at the rear hose faucet is verify should be less than 80 psi (can damage pipes and appliances); water pipe used for gas pipe near the furnaces; gas pipe laying on the attic floor is not supported and not strapped to the floor (movement can damage pipe); water heater near or at end of use (date 2008, water heaters have a good life of 11 to 12 years at the most, replacement 1350.00); there is no expansion tank above the water heater; missing anti siphon device at rear hose faucet;

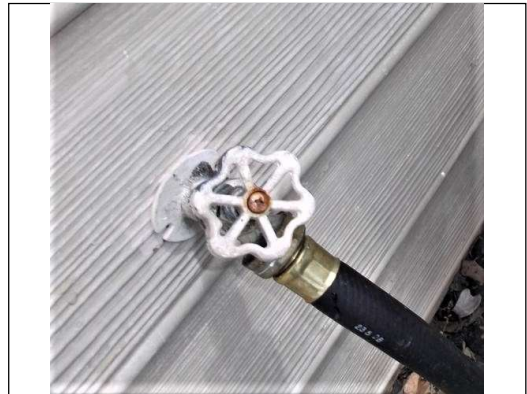
Plumbing Pictures



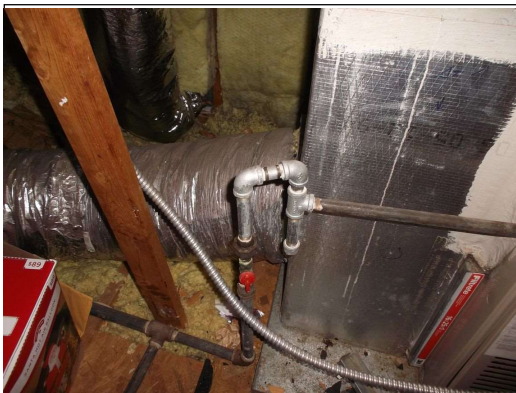
Water heater date 2008/week 02



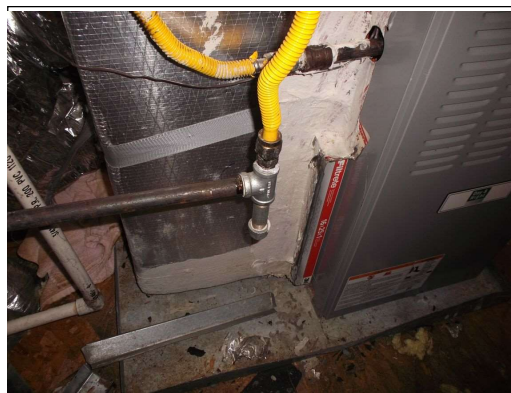
No expansion tank above water heater



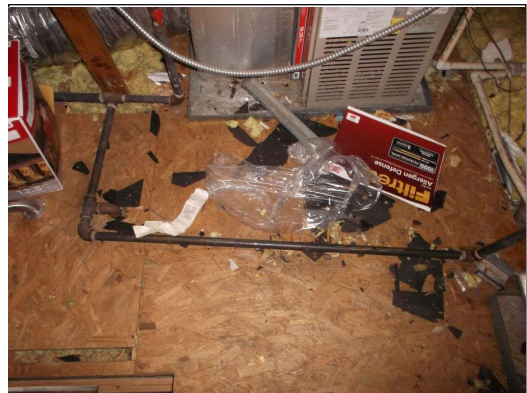
Missing anti siphon device at rear faucet



Water pipe for gas pipe



Water pipe for gas pipe



Gas pipe not secured to attic floor

Heating

Remove

Heating system

Unit #1	Brand name: Day and Nite	Location Attic
	System condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 20...
Unit #2	Brand name: Lennox	Location Attic
	System condition <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 20...

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

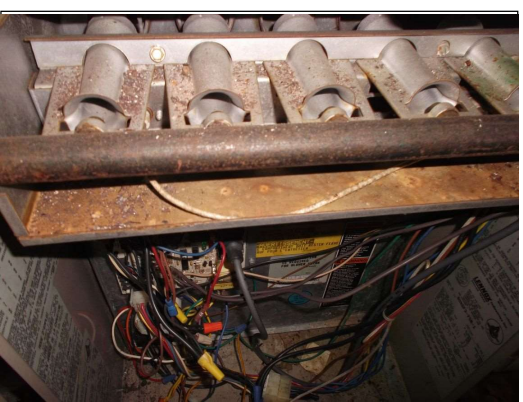
Sub-slab ducts N/A Satisfactory Marginal Poor **Water/Sand Observed:** Yes No

Heating General Comments:

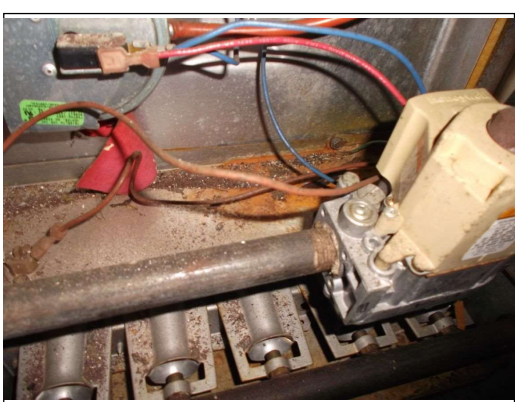
Major Concern:
Air ducts very dusty; left furnace has major rust inside;

Maintenance:
Left furnace in the attic has rust inside the controls area and on the burner shield (may be from refrigerant line dripping above furnace); left furnace appears worn and may be in the last years of good use; there is a air duct the has sharp turns at the left side of the right furnace near the bottom (ducts with sharp turns can restrict air flow; there is a air duct on the left side of the right furnace that is detaching from the air handler column; missing air register cover in the laundry room; filter doors not in place at the time of the inspection;

Heating Pictures



Major rust on burner heat shield



Rust on left furnace burner shield



Air ducts rusty



Air duct sharp turn



Air duct detaching from collar

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Payne and Lennox **Location:** Side of the house **Approx. age:** 2018? Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

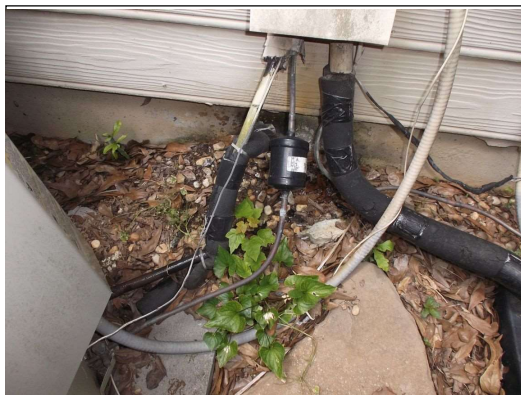
Secondary condensate line/drain Present: Yes No **Needed:** Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation condition **Differential:** OK Not operated due to exterior temperature
 Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Maintenance:

Condensate drain pipes pour at the foundation; refrigerant line insulation deteriorated and missing at the exterior; refrigerant line insulation missing a section above the left furnace and condensate drips down onto and into the left furnace; It is advised to have both HVAC systems checked, serviced and repairs by a certified HVAC technician before closing (verify maintenance and repair); AC unit cooling fins need cleaning;

Cooling Pictures



Refrigerant line insulation missing & damaged



Condensate pipes drip at the wall



AC units fins need cleaning

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:

There is no anti tilt device connected to the stove; the sink drain pipe assembly is a S-Trap and can let gasses back into the house through the sink drain opening;

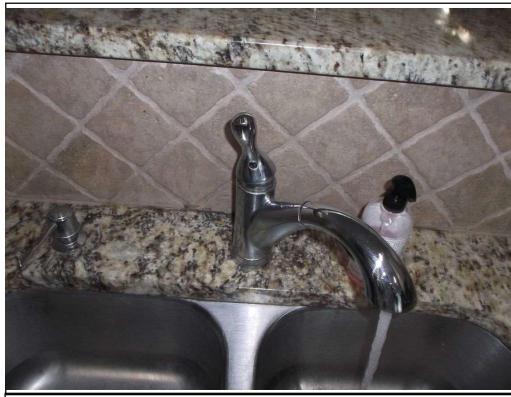
Maintenance:

The sink drain pipe is a S-Trap and does not have a vent pipe (can cause waste, sewer and radon gas back into the house); the gas stove right rear burner did not light; the microwave door hinges are slightly loose; the sink faucet handle is loose; the wall cabinet door above the microwave has loose hinges; the dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting; there are water stains in the ceiling above the bar stools (verify if there is a water leak at the bath above);

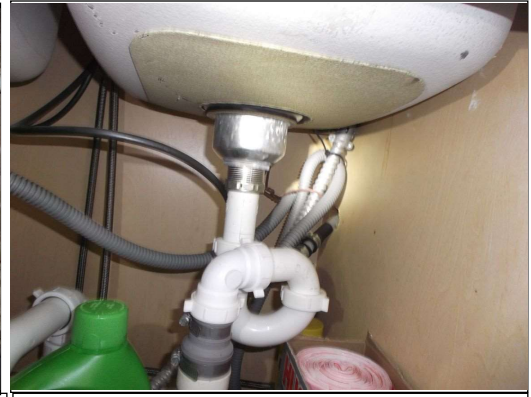
Kitchen Pictures



Drain pipe is a S-Trap



Faucet handle loose



Dishwasher drain pipe not hi looped



Cabinet door loose



Dry stains in the ceiling over bar stools

Laundry

Laundry

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

Heat source present Yes No
 Room vented Yes No

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

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

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

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

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

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

Laundry General Comments:**Maintenance:**

Dryer vent terminal is clogged with lint and the door flap stuck open; missing air register vent cover at ceiling;

Laundry Pictures



Dryer vent clogged and door stuck open



Missing vent register cover

Rooms

Location: 1st Floor

Type: Living, Great Room, Foyer, Kitchen...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Ceiling over bar stools

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:**

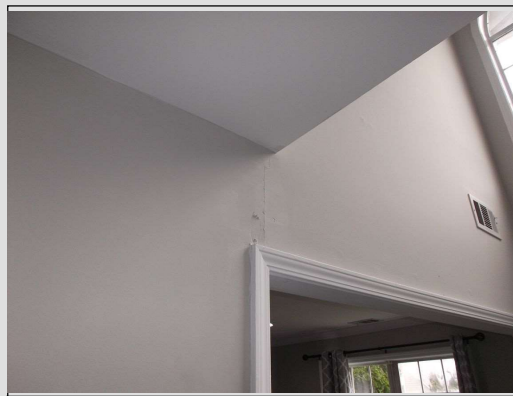
1st floor: There are major dry water stains in the ceiling above the bar stools (verify the cause by reseating toilets, checking plumbing, checking roof pipes and flashings above this area (if leaks cannot be determined by visual there should be a hole cut in the ceiling to see under the floor above to verify what is leaking)(seller verify the leak has been repaired);

Maintenance:

There is a settling crack in the wall above the office doorway seen from the foyer; window glass fogged at the office;

Rooms Pictures

Dry stains in ceiling above bar stools



Settling crack in foyer wall above office door



Glass fogged at the office

Room 2**Room****Location:** 2nd Level**Type:** Bedrooms, Baths, Halls...**Walls & Ceiling**
 Satisfactory
 Marginal
 Poor
 Typical cracks
 Damage
Moisture stains
 Yes
 No
 Where: Hall
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:

Safety Hazard:

Install new smoke alarms in the 2nd floor hall and in all rooms for sleeping; Install a CO detector at both levels;

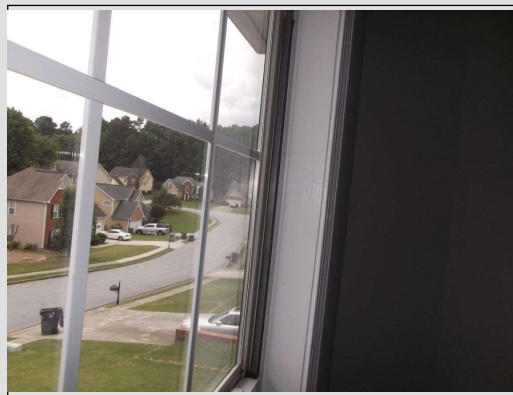
Maintenance:

2nd floor: Hall floor dips towards the bonus room; hall bath door drags on the floor; bonus room closet door lock not latching; there are cracks in the bonus room ceilings where the sections join; there is defective finishing at the hall ceiling near the light fixture; the flyer arched window has fogged glass 890.00 to replace; missing smoke alarms;

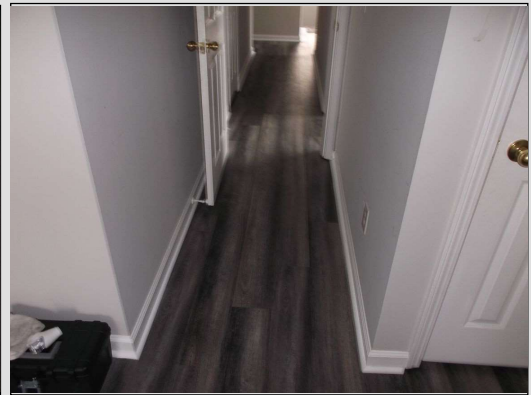
Room2 Pictures



Arched window glass fogged



Defective sash cords at some windows



Hall floor dips at bonus room doorway

Room 3

Room

Location: 2nd Level

Type: Master 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 bedroom window lock detached at the right window;

Room3 Pictures



Detaching window lock

Bathroom 1

Location: 1st Floor Bath **Type:** 1/2

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

Tubs N/A

Showers N/A

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 1 General Comments:**Maintenance:**

1/2 bath toilet missing bead of caulk around the bottom where the toilet rests on the floor;

Bathroom 2

Location: Hall 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:**

Main bath toilet missing a caulk bead around the base of the toilet where it rest on the floor; dry stains in drawers; there is a strap wrapped around the drain pipe attached to the drawer track in the cabinet; defective caulk has mold where the wall tiles rest on the tub deck; tub stopper missing;

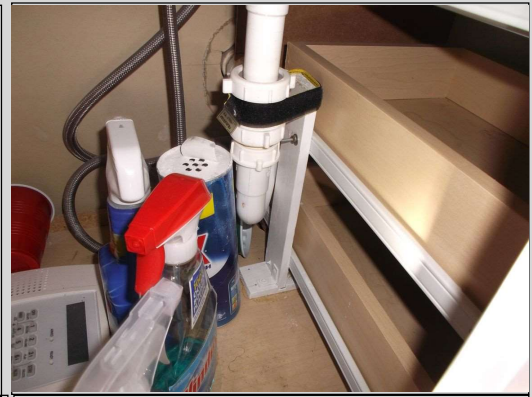
Bathroom2 Pictures



Stopper missing/mold on caulk



Drawers stained in bottoms



Strap around pipe attached to drawer track

Bathroom 3

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 3 General Comments:

Maintenance:

Master bath tub spout loose at the base and faucet knob caps missing; shower faucet knob cap missing; there are rust stains on the shower floor finish; shower grout has stains and scum;

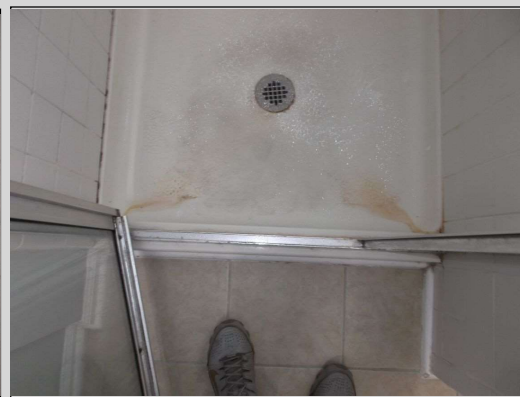
Bathroom3 Pictures



Tub spout loose, caps missing at knobs



Shower knob missing cap



Rust stains in shower floor finish

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: Great Room

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

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

Mantel N/A Secure Loose Recommend repair/replace

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

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 8 inches Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:**Safety Hazard:**

Attic ladder installed in the wrong direction and missing flooring around entry opening;

Maintenance:

Attic ladder too long and loose at hardware; debris in attic; missing spacer clips between roof decking panels (used to create a air gap between panels for expansion in OSB panels);

Some window glasses are fogged or sweat between glass; some window sash cords are detached at the 2nd level; window in master bed has detaching latch; some window locks not latching when engaged;

The attic exhaust fan electrical wires are exposed at the junction box nailed to the roof rafter (missing box cover)

Missing smoke alarms and CO detectors (there should be a smoke alarm in all rooms for sleeping and in halls serving rooms for sleeping);

Fireplace chimney has slight creosote in flue;

The rail guards at the 2nd floor balcony are spaced more than 4 inches apart (child and pet safety)

Interior Pictures



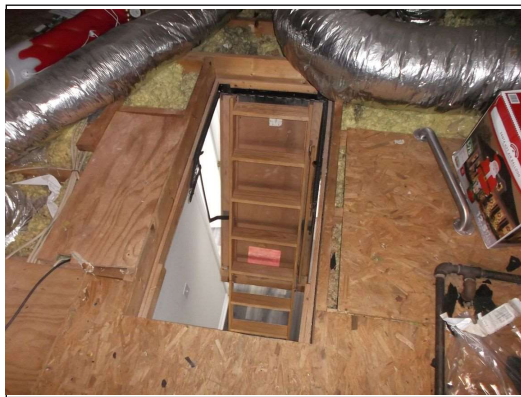
Missing smoke alarm



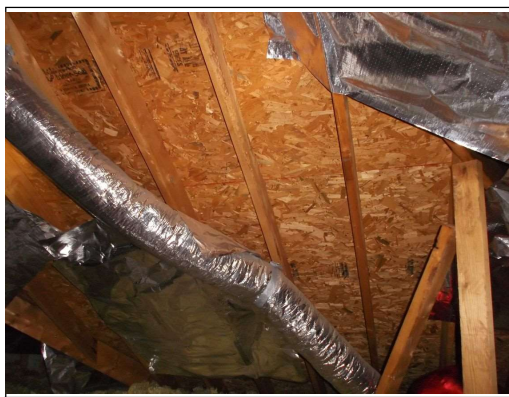
Guards spaced too wide at balcony



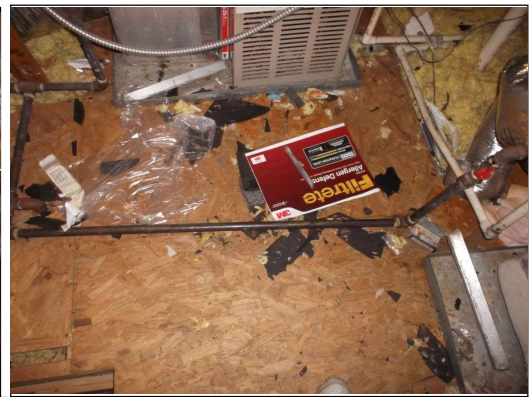
Creosote in chimney flue



Attic ladder enters wrong way, missinf floor



Missing spacer clips between roof deck panel:



Debris 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