

Property Inspection Report



PPREI Cell: 404-617-4973/Email: info@ppinspect.com/www.ppinspect.com



65 Creek Breeze Way, Oxford, GA

Inspection Date:

May 7, 2021

This confidential report is prepared exclusively for:

Tyra Baruti

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley: R-5 Master Residential Building Inspector & State License Residential 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

Approximate Age:	1997
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	68

THE HOUSE IN PERSPECTIVE

Well Built / 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.

Because there are missing electrical outlets around walls in rooms in the basement, verify if basement finishing was permitted & passed inspection

Major Concerns

Heating

There is major rust in the furnace drain pans under the furnaces which may indicate defective, deteriorated or damaged evaporator coils and or condensate systems in air handlers (it is advised to have a certified HVAC company check, evaluate and service both systems to verify maintenance and operation before closing; furnaces may be in the last years of good use;

Room1

Main level front door has water damage to the door frame at the exterior painted over;

Potential Safety Hazards

Grounds

Pool gates do not self close are a child safety hazard; defective pool fencing is a child safety hazard; dead tree limbs at the front yard

Garage

Door to the house has glass and is a safety hazard;

Electrical

There are gaps between the sheetrock and the bottoms of the distribution panel boxes in the garage wall that can allow sparks from breakers to escape into the wall (fill gaps or holes); drop cords used for wiring in the attic, exposed wire connections in the attic are unsafe;

Items to Monitor

Grounds

Front stairs and porch has settled some and cracks filled with cement at the house and under the entry door; missing mortar between bricks at steps and porch can allow water to enter and cause damage (fill open brick joints at stairs and porch); soil slopes to the foundation at the rear of the building (can cause water to flow to the foundation); driveway very steep;

Exterior

Verify if home on a septic tank or public waste sewer; there is a hole in the foundation where the AC pipes enter (close); there is a opening in the foundation vent where the AC pipes enter;

Room1

Main floor floors squeak at some areas; windows painted shut and could not open;

Maintenance

Grounds

Soil slopes to the foundation at the rear of the building (can cause water to flow to the foundation); the rear wood fence has defective and damaged railing and is not safe to surround a pool); the wood deck or screened porch floor is bolted to the house through the brick (can damage brick veneer), connected to the cantilevered floor without supports, support posts are not notched and bolted to the floor rim joists, support posts in contact with soil; the pool equipment house roof slopes back to the screened porch, rotting walls inside, improper wood (OSB board) for walls; major cracking or broken area in walkway;

Exterior

Missing weep holes in the brick veneer (allows air behind bricks and moisture to drain out); water damage to the wood and trim on the front bay window; windows painted shut; window screens not installed; rear porch screens torn; missing bead of caulk around light fixtures attached to brick can allow water to get behind and into walls; debris in gutters; downspouts pour at the foundation at several areas including at the front and rear; loose shutter at the window at the garage; the siding on the house is compressed board or fiber board which had a class action for rotting when contacted with water or not properly painted; AC nits appear to be aging; refrigerant line insulation deteriorated; left AC unit leaning shall be leveled; condensate drain pipe under the soil behind the AC unit;

Garage

Water damage to vehicle door frame at the bottom; door to the house has glass and is a fire safety concern; belongings stored in the garage and cannot see all of the floor and areas (do a final walk-through after all belongs have been removed from the garage); damaged weather at the door to the house;

Electrical

Exterior outlet at the screened porch is not GFCI protected; AC conduit not clamped to the brick wall at the exterior; missing bead of caulk around light fixtures, electrical meter box and disconnect boxes attached to the brick veneer can allow water into walls; there are gaps between the sheetrock and the bottoms of the distribution panel boxes in the garage wall that can allow sparks from breakers to escape into the wall (fill gaps or holes); drop cords used for wiring in the attic, exposed wire connections in the attic are unsafe; several rooms in the

the trim (fill gaps or holes); drop cords used for wiring in the attic; exposed wire connections in the attic are unsafe; several rooms in the basement do not have electrical outlets around the walls;

Plumbing

Water heater date 2011 and in the last years of good use (water heaters have a good life of 11 to 12 years); verify if the home is on public sewer or on a septic tank; can see where original water pipes were removed under sink cabinets and PVC pipes installed (seller very there is no Polybutylene pipe in the plumbing system);

Cooling

AC units appear to be aging and it is advised to have systems checked for service and maintenance; there is rust in the furnace drain pans which may indicate defective cooling or evaporator defects; refrigerant line insulation worn at the exterior and refrigerant line insulation torn at the furnace in the basement can cause pipe to sweat and drip water;

Kitchen

Missing caulk at sink rim on counter tile; cracks in grout at counter tiles near sink and at wall back splash; island cabinet doors bump each other when closing; there is a hole in the left sink bowl finish at left side; heard knocking in walls when hot water was running; floor popping and squeaks; oven soiled;

Laundry

Dryer vent terminal clogged with lint and door flap stuck open; there is no washer drain pan and drain pipe leading to the exterior (where the laundry room floor is made of wood there should be a drain pan); wash sink is not bolted to the floor and wall (movement can damage pipes);

Room2

2nd Level: master bedroom floor has popping and squeaks, hole in window glass at bay window; bonus room closet door lock not latching; hall floor has squeaks; left front bed closet door rub each other; the stairs top step rotate forward slightly;

Bathroom1

1/2 Bath exhaust fan has excessive vibration noise when operating, missing caulk where toilet rest on the floor, entry door rub door frame, exhaust fan terminal at the exterior wall is damaged;

Bathroom2

Master bath does not have a exhaust fan in the main area, floor squeaks, shower door not staying closed is not plumb in the door frame, low water flow at the tub faucet, no caulk where the toilet rest on the floor, missing caulk at the shower wall tile in the corner;

Bathroom3

Hall bath water pipes were popping in the wall while hot water was flowing (pipe expansion movement in holes in the wall framing); there is no caulk where the toilet rest on the floor;

Basement

Verify if the basement finishing had a permit and passed inspections (missing electrical outlets around the walls at several rooms; door to the basement is not fire resistant; can see daylight at the bottom and top of the exterior double doors in the center of the doors; verify the basement door exterior light is operational);

Interior

Attic: Drop cords used for wiring several areas in the attic; there are no spacer clips between roof plywood (OSB) panels to create a air space between panels for expansion in panels; the roof braces are single 2x6 which are bending at several areas in the attic (roof braces should be 2 2x4s nailed together or 2 2x6s "Tee" nail together (if not corrected can allow the roof to sag);

Smoke Alarms: Some smoke alarms were not operational, missing smoke alarms in bedrooms and in basement rooms;

Verify basement finishing was permitted, had all inspections, passed inspections and received a "certificate of occupancy";

Crawlspace

Insulation falling down some areas; vapor barrier installed loosely; damp soil noted at the rear wall (soil slopes to the foundation at the rear yard); cannot see floor due to under floor insulation;

Grounds

Service Walks

- | | | | | | | |
|------------------|--|--|---------------------------------|--------------------------------------|---|---|
| Material | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Gravel | <input type="checkbox"/> Brick | <input type="checkbox"/> Other | |
| Condition | <input type="checkbox"/> Satisfactory | <input checked="" type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Trip hazard | <input type="checkbox"/> Typical cracks | <input checked="" type="checkbox"/> 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:**Safety Hazard:**

Pool gates do not self close are a child safety hazard; defective pool fencing is a child safety hazard; dead tree limbs at the front yard; some of the front steps rotate forward slightly;

Item to Monitor:

Front stairs and porch has settled some and cracks filled with cement at the house and under the entry door; missing mortar between bricks at steps and porch can allow water to enter and cause damage (fill open brick joints at stairs and porch); soil slopes to the foundation at the rear of the building (can cause water to flow to the foundation); driveway very steep;

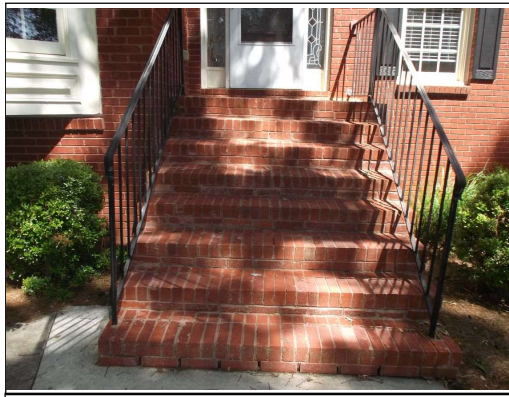
Maintenance:

Soil slopes to the foundation at the rear of the building (can cause water to flow to the foundation); the rear wood fence has defective and damaged railing and is not safe to surround a pool); the wood deck or screened porch floor is bolted to the house through the brick (can damage brick veneer), connected to the cantilevered floor without supports, support posts are not notched and bolted to the floor rim joists, support posts in contact with soil; the pool equipment house roof slopes back to the screened porch, rotting walls inside, improper wood (OSB board) for walls; major cracking or broken area in walkway;

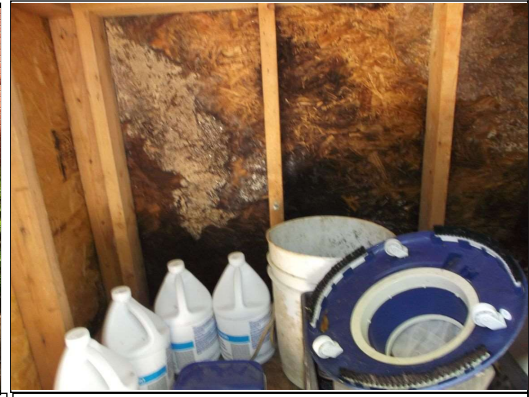
Grounds Pictures



Dead tree limbs front yard



Cracks in mortar at front stairs several areas



Rotted wood pool equipment house



Deck bolted to brick and cantilever



Ground slopes to the foundation



Major cracking in the walkway near driveway

Exterior

Chimney(s)

- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
Chase Brick Stone Metal Blocks Framed
Flue Tile Metal Unlined Not Visible
Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
Condition Satisfactory Marginal Poor Recommend Repair **Rain Cap/Spark Arrestor** Yes No

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Rear
Brand: Grand Aire X 2 **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): 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:

Item to Monitor:

Verify if home on a septic tank or public waste sewer; there is a hole in the foundation where the AC pipes enter (close); there is a opening in the foundation vent where the AC pipes enter;

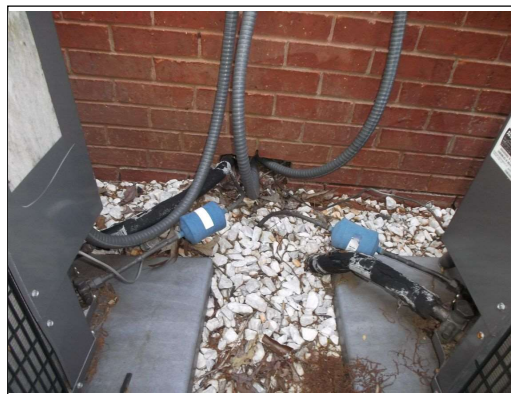
Maintenance:

Missing weep holes in the brick veneer (allows air behind bricks and moisture to drain out); water damage to the wood and trim on the front bay window; windows painted shut; window screens not installed; rear porch screens torn; missing bead of caulk around light fixtures attached to brick can allow water to get behind and into walls; debris in gutters; downspouts pour at the foundation at several areas including at the front and rear; loose shutter at the window at the garage; the siding on the house is compressed board or fiber board which had a class action for rotting when contacted with water or not properly painted; AC nits appear to be aging; refrigerant line insulation deteriorated; left AC unit leaning shall be leveled; condensate drain pipe under the soil behind the AC unit;

Exterior Pictures



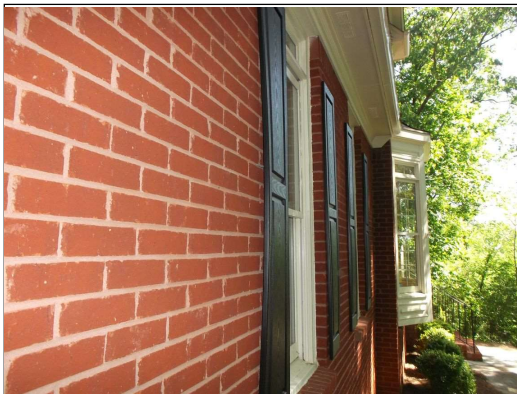
Water damage to wood painted over



Holes in foundation wall



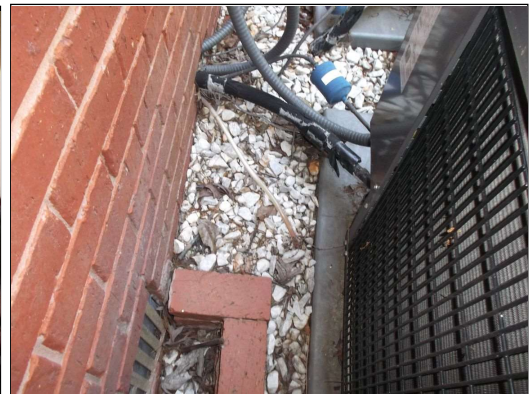
Missing bead of caulk across top of meter box



Shutter detaching



Screened porch outlet not GFCI unsafe



AC condensate pipe under soil

Roof

Roof Visibility

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

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof Roof # 2 N/A Roof # 3 N/A Roof # 4 N/A

Roof # 1 Pitch Medium Layers 1 Age 14+ Location West Style Gable Type Asphalt shingles

Ventilation System

Soffit Ridge Gable Roof Turbine Powered Other

Flashing

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

Skylights

Condition N/A Cracked/Broken Satisfactory Marginal Poor

Plumbing Vents

Condition Satisfactory Marginal Poor Not Visible Not Present

Roof General Comments:

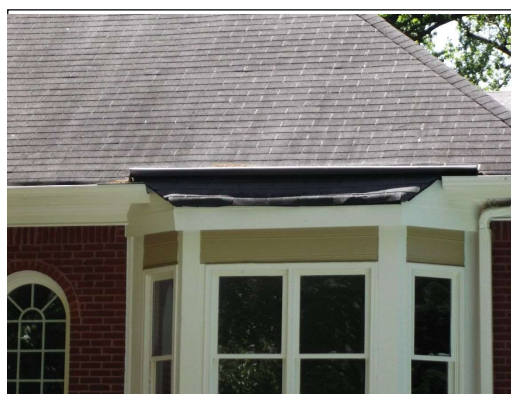
Maintenance:

TV dish bolted to the roof can cause water intrusion; plumbing pipe flashing and vent flashing have been installed on top of shingles and face nailed at the bottoms can cause water leaks over time (there should be no exposed nails in the bottom flanges of the flashing); the rear bay window roof appears to have defective roof decking and the shingles are wavy; debris in gutters; shingles shows wear and fiber glass shows at some areas on the rear of the building; missing drip flashing on top of the fascia boards at the gables;

Roof Pictures



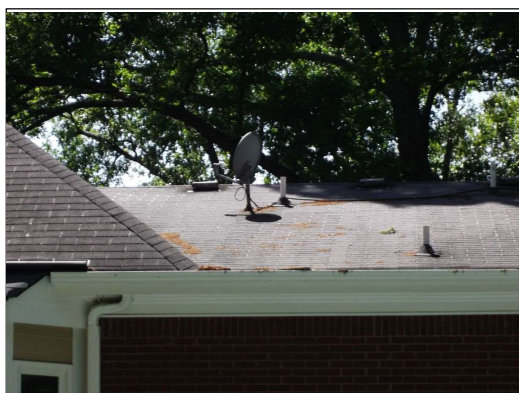
TV dish on roof/shingles show wear



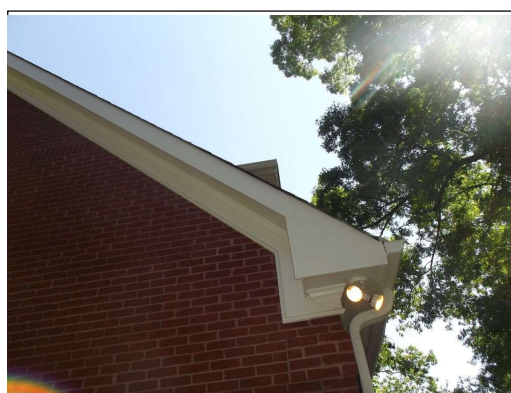
Bay roof defective & wavy shingles worn



Roof worn, vent flashing on shingles nailed



Pipe flashing on top shingles face nailed



Missing drip flashing on top of gables fascia



Debris in gutters

Garage/Carport

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

Comments Small crack in the mortar above the vehicle door at tbe right side

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
 Satisfactory
 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:

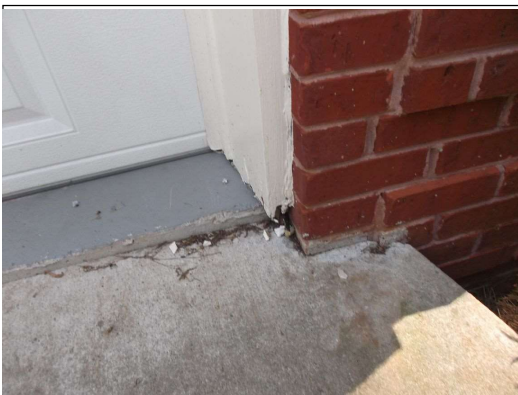
Safety Hazard:

Door to the house has glass and is a safety hazard;

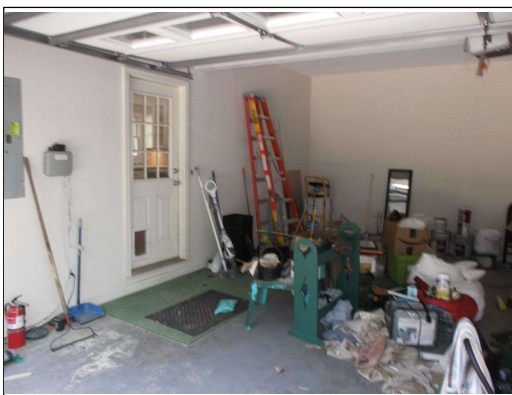
Maintenance:

Water damage to vehicle door frame at the bottom; door to the house has glass and is a fire safety concern; belongings stored in the garage and cannot see all of the floor and areas (do a final walk-through after all belongs have been removed from the garage); damaged weather at the door to the house;

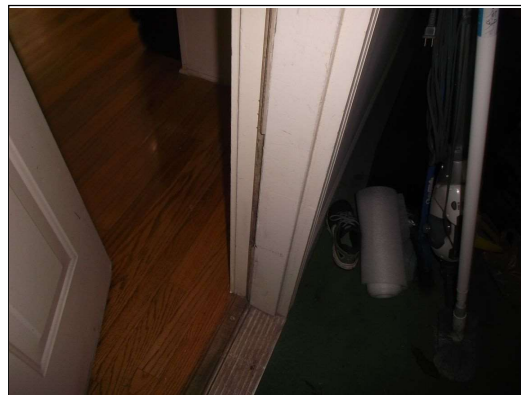
Garage/Carport Pictures



Water damage at the vehicle door frame



Door to house glass/belongings in garage



Damaged weather strip at door

Electrical

Main panel

Location Garage **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: _____

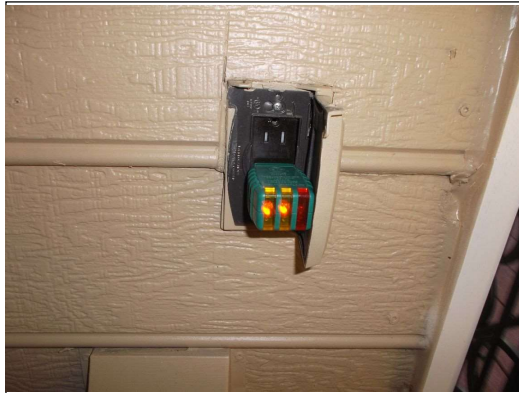
Safety Hazard:

There are gaps between the sheetrock and the bottoms of the distribution panel boxes in the garage wall that can allow sparks from breakers to escape into the wall (fill gaps or holes); drop cords used for wiring in the attic, exposed wire connections in the attic are unsafe;

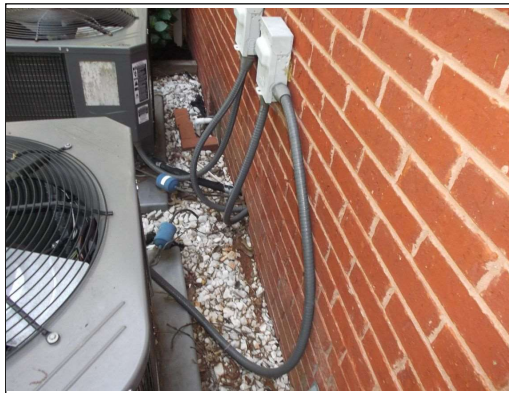
Maintenance:

Exterior outlet at the screened porch is not GFCI protected; AC conduit not clamped to the brick wall at the exterior; missing bead of caulk around light fixtures, electrical meter box and disconnect boxes attached to the brick veneer can allow water into walls; there are gaps between the sheetrock and the bottoms of the distribution panel boxes in the garage wall that can allow sparks from breakers to escape into the wall (fill gaps or holes); drop cords used for wiring in the attic, exposed wire connections in the attic are unsafe; several rooms in the basement do not have electrical outlets around the walls;

Electrical Pictures



Screened porch outlet not GFCI protected



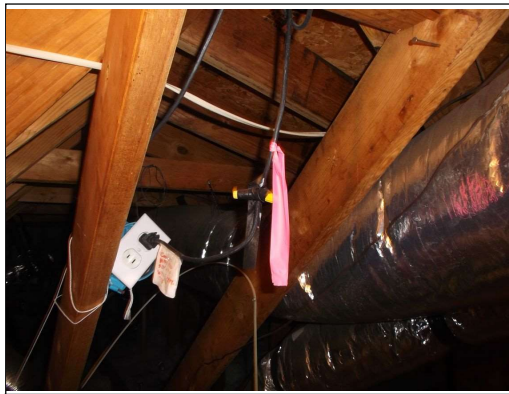
AC electrical conduit not clamped to wall



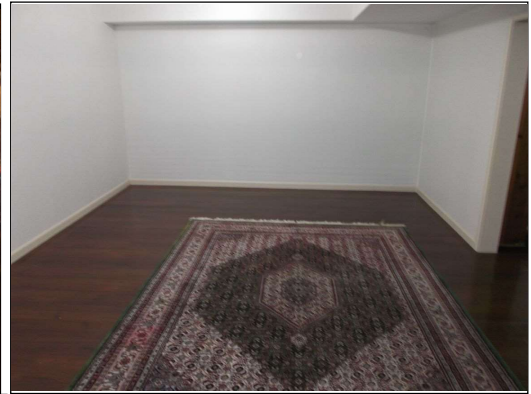
Openings at the bottom of the panels



Drop cords for wiring in the attic



Exposed wire connections in the attic



Missing outlets in basement rooms

Plumbing

Water service

Main shut-off location: In the Front Yard

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

Lead other than solder joints Yes No Unknown Service entry

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

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

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: GE

Capacity: 40 gal

Approx. age: 2011

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

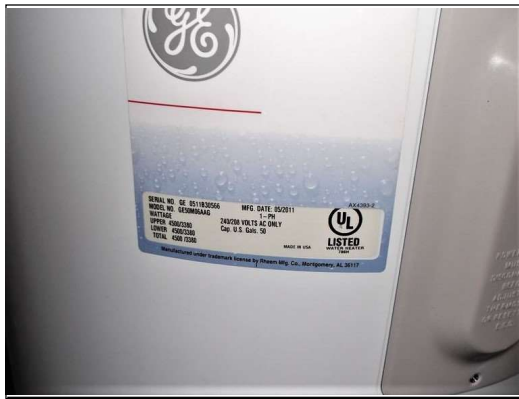
Condition Satisfactory Marginal Poor

Plumbing General Comments:

Maintenance:

Water heater date 2011 and in the last years of good use (water heaters have a good life of 11 to 12 years); verify if the home is on public sewer or on a septic tank; can see where original water pipes were removed under sink cabinets and PVC pipes installed (seller very there is no Polybutylene pipe in the plumbing system);

Plumbing Pictures



Water heater 2011

Heating

Remove

Heating system

Unit #1 Brand name: General

Location Attic and Basement

 System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 15+

 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

 Flu 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

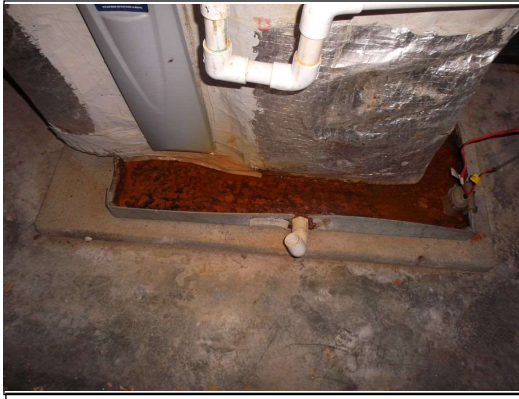
 Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

Heating General Comments:

Major Concern:

There is major rust in the furnace drain pans under the furnaces which may indicate defective, deteriorated or damaged evaporator coils and or condensate systems in air handlers (it is advised to have a certified HVAC company check, evaluate and service both systems to verify maintenance and operation before closing; furnaces may be in the last years of good use;

Heating Pictures



Major rust in furnace drain pan in basement



Major rust in furnace drain pan in attic

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Grand Aire

Location: Rear of house

Approx. age: 10+

 Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Operation Differential: _____ Not operated due to exterior temperature

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

Cooling General Comments:

Maintenance:

AC units appear to be aging and it is advised to have systems checked for service and maintenance; there is rust in the furnace drain pans which may indicate defective cooling or evaporator defects; refrigerant line insulation worn at the exterior and refrigerant line insulation torn at the furnace in the basement can cause pipe to sweat and drip water;

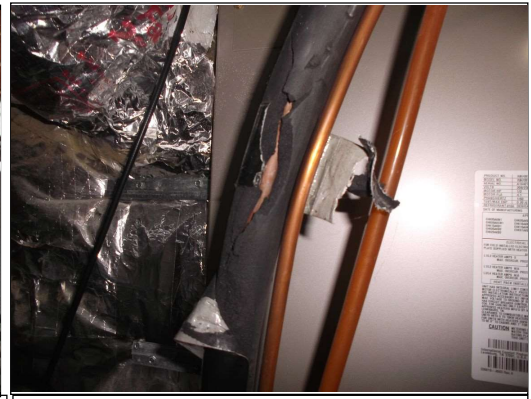
Cooling Pictures



AC units aging



Refrigerant line insulation worn



Torn Refrigerant line insulation basement

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:

Maintenance:

Missing caulk at sink rim on counter tile; cracks in grout at counter tiles near sink and at wall back splash; island cabinet doors bump each other when closing; there is a hole in the left sink bowl finish at left side; heard knocking in walls when hot water was running; floor popping and squeaks; oven soiled;

Kitchen Pictures



Missing bead of caulk at sink rim on tile



Hole in left sink bowl can rust through



Cracks in grout at back splash



Oven soiled

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 clogged with lint and door flap stuck open; there is no washer drain pan and drain pipe leading to the exterior (where the laundry room floor is made of wood there should be a drain pan); wash sink is not bolted to the floor and wall (movement can damage pipes);

Laundry Pictures



Vent terminal clogged with lint



No washer drain pan



Wash sink not bolted to floor and wall

Rooms

Location: 1st Floor

Type: Main Level

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:

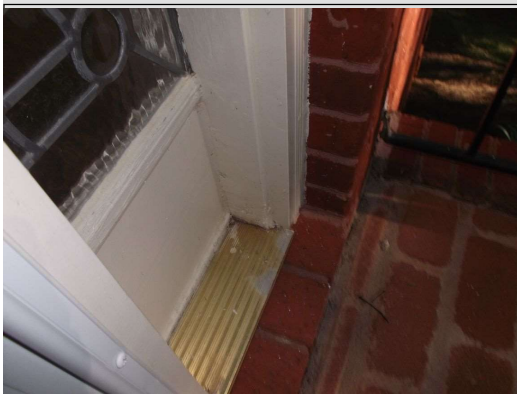
Major Concern:

Main level front door has water damage to the door frame at the exterior painted over;

Item to Monitor:

Main floor floors squeak at some areas; windows painted shut and could not open;

Rooms Pictures



Water damage at front door frame

Room 2

Room

Location: 2nd Level

Type: Bedrooms...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

Operable: Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

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

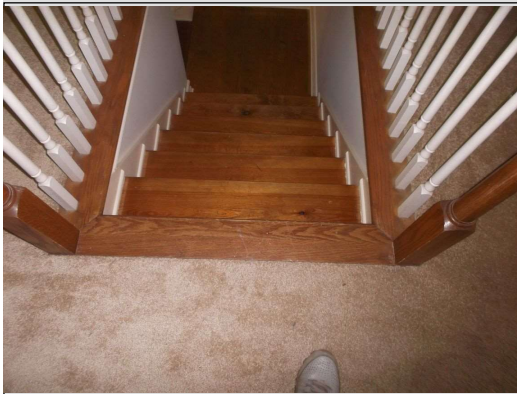
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

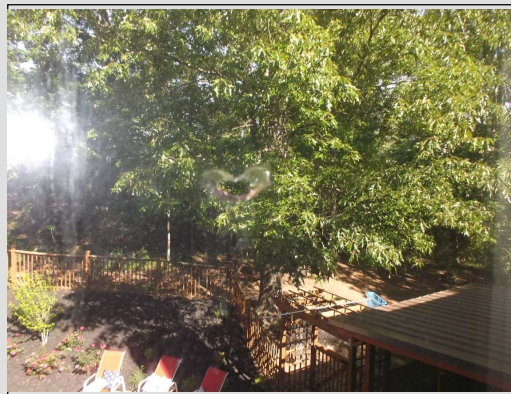
Maintenance:

2nd Level: master bedroom floor has popping and squeaks, hole in window glass at bay window; bonus room closet door lock not latching; hall floor has squeaks; left front bed closet door rub each other; the stairs top step rotate forward slightly;

Room2 Pictures



1st step rotates forward



Hole in master bed window glass

Bathroom 1

Location: Main Level **Type:** 1/2 Bath

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

Tubs N/A

Showers N/A

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 1 General Comments:

Maintenance:

1/2 Bath exhaust fan has excessive vibration noise when operating, missing caulk where toilet rest on the floor, entry door rub door frame, exhaust fan terminal at the exterior wall is damaged;

Bathroom1 Pictures



Insert Picture

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 does not have a exhaust fan in the main area, floor squeaks, shower door not staying closed is not plumb in the door frame, low water flow at the tub faucet, no caulk where the toilet rest on the floor, missing caulk at the shower wall tile in the corner;

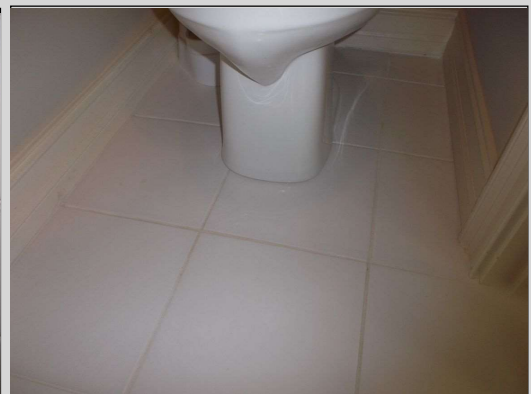
Bathroom2 Pictures



Low water flow at tub faucet



Missing caulk at shower corner



Missing caulk where toilet rest on the floor

Bathroom 3

Location: 2nd Level Main Bath **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 3 General Comments:

Maintenance:

Hall bath water pipes were popping in the wall while hot water was flowing (pipe expansion movement in holes in the wall framing); there is no caulk where the toilet rest on the floor;

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair

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

Headway over stairs Satisfactory Low clearance Safety hazard

Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Fieldstone Poured concrete

Horizontal cracks **Step cracks** **Vertical cracks** **Covered walls** **Movement apparent**

Walls Comment: _____

Floor

Material Concrete Dirt/Gravel Not Visible Other _____

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Seismic bolts N/A Not Visible Appears Satisfactory Recommend evaluation

Drainage

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

Floor drains Yes No Not visible Drains not tested

Girders/Beams

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete LVL Not visible

Columns

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete Block Not visible

Joists

Condition Not visible Satisfactory Marginal Poor

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

Sub floor N/A Not Visible Appears Satisfactory

Basement General Comments:

Maintenance: Verify if the basement finishing had a permit and passed inspections (missing electrical outlets around the walls at several rooms; door to the basement is not fire resistant; can see daylight at the bottom and top of the exterior double doors in the center of the doors; verify the basement door exterior light is operational;

Basement Pictures



Missing outlets around room walls several rm

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:

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

Comment: Main stairs top step at the 2nd level rotates forward

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: 10 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:

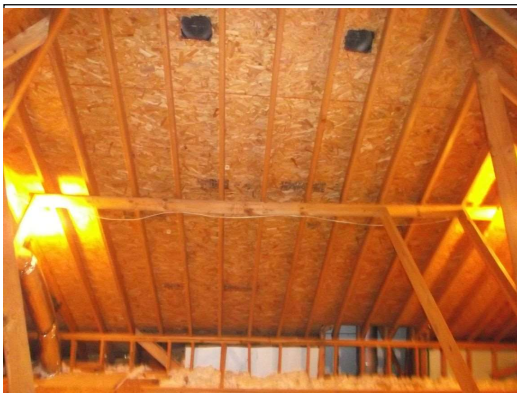
Maintenance:

Attic: Drop cords used for wiring several areas in the attic; there are no spacer clips between roof plywood (OSB) panels to create an air space between panels for expansion in panels; the roof braces are single 2x6 which are bending at several areas in the attic (roof braces should be 2x4s nailed together or 2x6s "Tee" nail together (if not corrected can allow the roof to sag);

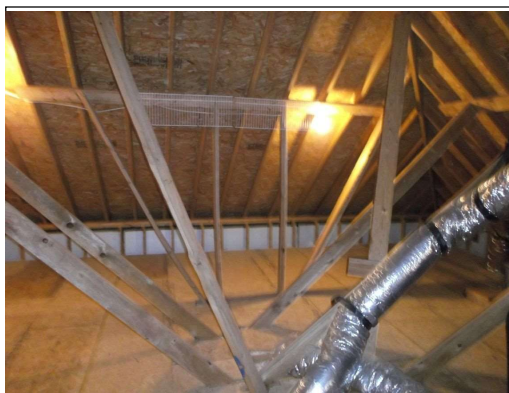
Smoke Alarms: Some smoke alarms were not operational, missing smoke alarms in bedrooms and in basement rooms;

Verify basement finishing was permitted, had all inspections, passed inspections and received a "certificate of occupancy";

Interior Pictures



Missing spacer clips between OSB panels



Single roof braces bending



Missing spacer between OSB panels

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: Fiberglass **Location** Walls Between floor joists Other

Vapor barrier

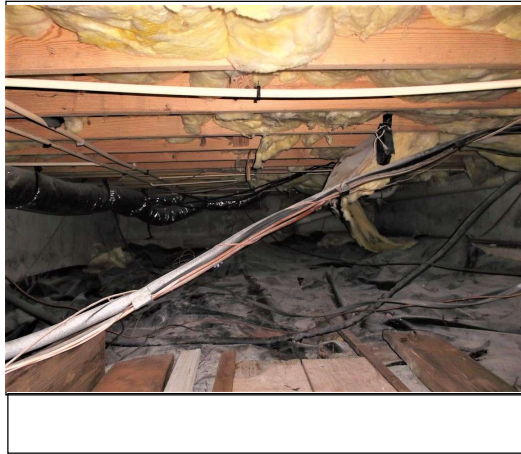
Yes No Kraft/foil faced Plastic Not Visible Improperly installed Other

Crawlspace General Comments:

Maintenance:

Insulation falling down some areas; vapor barrier installed loosely; damp soil noted at the rear wall (soil slopes to the foundation at the rear yard); cannot see floor due to under floor insulation;

Crawlspace Pictures



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.