

# PROPERTY INSPECTION REPORT



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953 Hanover St. Lithia Springs, GA.

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**Inspection Date:**

May 28, 2021

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

D. Miller

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

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

**Real estate agent/Broker:**

# Report Overview

## CONVENTIONS USED IN THIS REPORT

### REPORT SECTION - Condition Terms:

**SATISFACTORY:** Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL:** Indicates the component will probably require repair or replacement anytime within five years.

**POOR:** Indicates the component will need repair or replacement now or in the very near future.

### SUMMARY SECTION CATEGORIES:

**MAJOR CONCERNS:** Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.

**MONITOR:** Item(s) that should be monitored to see if conditions worsen.

**SAFETY HAZARD:** Item(s) or conditions that are unsafe and in need of prompt attention.

**Maintenance:** Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

## THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## BUILDING DATA

<b>Approximate Age:</b>	2020
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Dry
<b>Temperature:</b>	81

### THE HOUSE IN PERSPECTIVE

Well Built / Repair

## Report Summary

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

## Major Concerns

### Plumbing

There is a gas pipe in the base cabinet under the gas cook top that extends too far into the storage area of the cabinet that can be damaged (should be a elbow on the pipe to cause gas flex line to stay near the rear cabinet wall as it travels up to the cook top);

## Potential Safety Hazards

### Electrical

There is a yellow sheath ground wire not clamped to the gas meter pipe at the exterior; there is a electrical cable entering a hole and bushing in the top of the panel contacting sharp metal (builder verify the bushing protects the wire from the metal at all sides); missing bead of caulk across the top of the electrical box attached to the siding;

### Kitchen

Gas pipe extends too far into the base cabinet storage area can be damaged over time if continued movement occur during continued storage (there should be a elbow on the pipe to send the gas flex line up the the gas cook top);

## Maintenance

### Grounds

Rust stains in the driveway; the water meter has been installed too low in the public sidewalk and is a major trip hazard; the brick accent at the front porch floor has cracks in the mortar (builder verify the soldier brick are resting on a full foundation underneath); poor soil slope away from the garage foundation at the right front corner below the downspout; front porch railing sections not flush with the post bottom at the left side of the porch and not even; defective paint at porch railing components;

### Exterior

Some front porch trim and railing have defective and missing paint; front porch railing not flush or even at the left side; missing anti siphon device at the rear hose faucet; missing window screen at window above garage at the front; screen missing at the right side of the house upper window; missing bead of caulk across the top of the electrical meter box on the siding at the right side of the house; there are gaps between wood drip cap flashing resting on the top of bricks at the side of the house (can let water get into gaps and into wall behind brick); there is no flashing over the tops of windows in siding (some builders say flashing not needed across the tops of windows);

### Roof

Pipe and vent flashing have been installed on top of shingles and face nailed; missing rain collar around gas vent pipe; it appears there is tar or caulk installed around metal vent pipes but it should be caulk for metal; missing splash block at the rear right corner of the house; the front gutter at the left corner of the house slopes away from the downspout outlet;

### Garage

There is excessive vehicle door pulley cables loose at the wheel causing damage to the drywall;

### Laundry

The vent terminal for the dryer at the exterior wall is for a bath vent (has a grill cover and grill cover blocking door flap is a fire safety hazard and can trap lint)(remove grill cover);

### Room1

Main Level: Couple of door stops missing; loose drywall corner tape at the fireplace corners; nail pops noted at some areas in the drywall finish; drywall crushing above the support post at the stairwell; missing caulk at wood trim joints at crown molding, trims and baseboards;

### Room2

2nd Level: Can see drywall seams at ceilings at some areas; hall floor slopes downward near the bathroom area; drywall tape loose where hand rail terminates at wall; double doors at closet have defective paint and rub; can see nail pops at some wall areas;

### Bathroom1

1st Floor exhaust fan terminal at the exterior wall at the side of the house is blocked with the grill cover; 1st floor bath exhaust fan has vibration noise when operating; bath door frame cracked at the top and filled with caulk; bath baseboard has a hole filled with caulk at the cabinet;

### Bathroom2

Main bath exhaust fan has vibration noise when operating;

# 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:**

Rust stains in the driveway; the water meter has been installed too low in the public sidewalk and is a major trip hazard; the brick accent at the front porch floor has cracks in the mortar (builder verify the soldier brick are resting on a full foundation underneath); poor soil slope away from the garage foundation at the right front corner below the downspout; front porch railing sections not flush with the post bottom at the left side of the porch and not even; defective paint at porch railing components;

**Grounds Pictures**



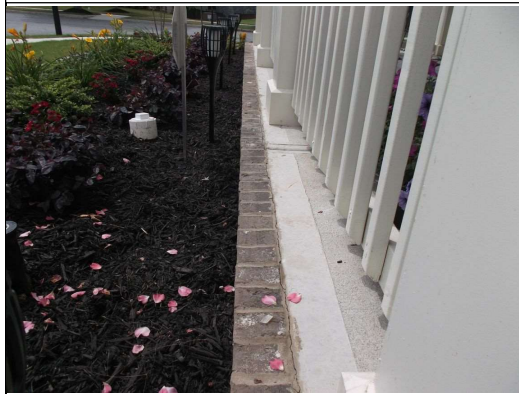
Stains in the driveway



Water meter hole in sidewalk trip hazard



Poor soil slope away from side of garage



Brick mortar cracking at the front porch floor



Defective paint



Railings not even at post connection

## 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** Side of House  
**Brand:** Carrier **Model #:** General **Approx Age:** 2020  
**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:**  
 Some front porch trim and railing have defective and missing paint; front porch railing not flush or even at the left side; missing anti siphon device at the rear hose faucet; missing window screen at window above garage at the front; screen missing at the right side of the house upper window; missing bead of caulk across the top of the electrical meter box on the siding at the right side of the house; there are gaps between wood drip cap flashing resting on the top of bricks at the side of the house (can let water get into gaps and into wall behind brick); there is no flashing over the tops of windows in siding (some builders say flashing not needed across the tops of windows);

**Exterior Pictures**



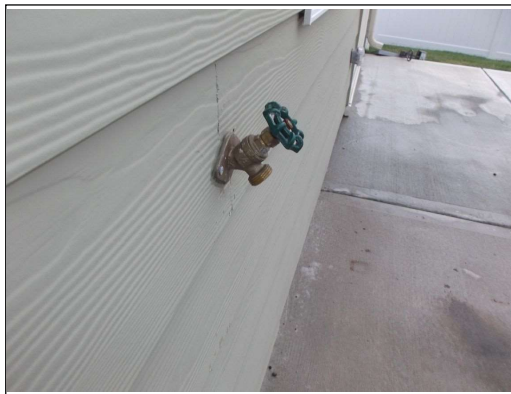
Defective painting at porch trim

Gap in wood drip cap

Gap in wood drip cap



Missing flashing over windows



Missing anti siphon device

# 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 2021 Location North 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 and vent flashing have been installed on top of shingles and face nailed; missing rain collar around gas vent pipe; it appears there is tar or caulk installed around metal vent pipes but it should be caulk for metal; missing splash block at the rear right corner of the house; the front gutter at the left corner of the house slopes away from the downspout outlet;

## Roof Pictures



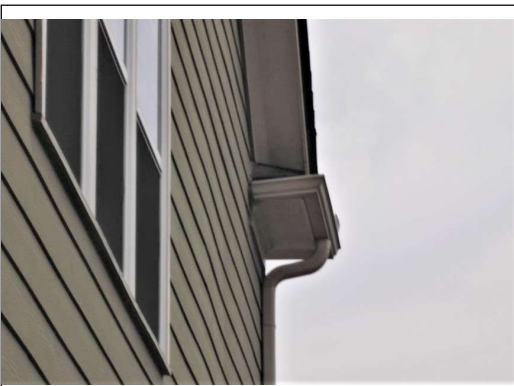
Missing rain collars on gas vent pipes & tar



Flashing on top shingles face nailed



Pipe flashing on top of shingles face nailed



Gutter slopes away from outlet

## 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

- Same as house  
  Satisfactory  
  Marginal  
  Poor

### Siding

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

- Satisfactory  
  Marginal  
  Poor  
  Recommend Repair/replace  
  Recommend painting

### Trim

- Same as house  
  Wood  
  Aluminum  
  Vinyl

- 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** 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:****Maintenance:**

There is excessive vehicle door pulley cables loose at the wheel causing damage to the drywall;

## Garage/Carport Pictures



Excessive door tension cable damaging wall

# 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:

### Safety Hazard:

There is a yellow sheath ground wire not clamped to the gas meter pipe at the exterior; there is a electrical cable entering a hole and bushing in the top of the panel contacting sharp metal (builder verify the bushing protects the wire from the metal at all sides); missing bead of caulk across the top of the electrical box attached to the siding;

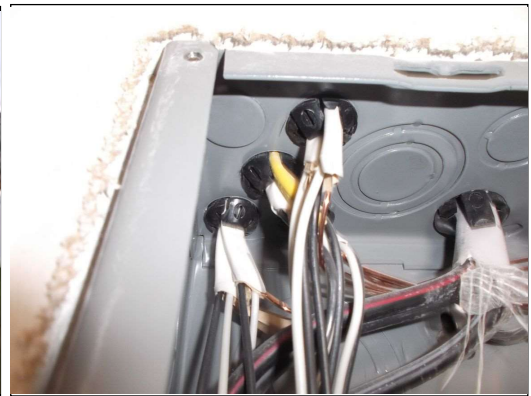
## Electrical Pictures



Ground wire not clamped to gas pipe



Missing bead of caulk across top of panel



Cables touch sharp metal in bushing holes

# Plumbing

## Water service

**Main shut-off location:** Sidewalk

**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:** Rheem

**Capacity:** 50

**Approx. age:** 2021

**Type**  Gas  Electric  Oil  LP  Other

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

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

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

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

**Condition**  Satisfactory  Marginal  Poor

## Plumbing General Comments:

### Major Concern:

There is a gas pipe in the base cabinet under the gas cook top that extends too far into the storage area of the cabinet that can be damaged (should be a elbow on the pipe to cause gas flex line to stay near the rear cabinet wall as it travels up to the cook top;

# Plumbing Pictures



Gas pipe extends into the storage area

## Heating

Remove

### Heating system

**Unit #1** Brand name: Carrier

Location Attic

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 2021

**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

# Cooling System

## Heat Pump - A/C Unit #1

Brand Name: Carrier Location: Exterior Approx. age: 2021  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: OK  Not operated due to exterior temperature

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

# 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**

<b>Disposal</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Trash Compactor</b>	<input checked="" type="checkbox"/> N/A	<b>Operable:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Dishwasher</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Exhaust fan</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Refrigerator</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Oven</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Microwave</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range/Oven</b>	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		<b>Cooktop</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested

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

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

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

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

**Kitchen General Comments:**

**Safety Hazard:**

Gas pipe extends too far into the base cabinet storage area can be damaged over time if continued movement occur during continued storage (there should be a elbow on the pipe to send the gas flex line up the the gas cook top);

## Kitchen Pictures



## 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:**  
The vent terminal for the dryer at the exterior wall is for a bath vent (has a grill cover and grill cover blocking door flap is a fire safety hazard and can trap lint)(remove grill cover);

### Laundry Pictures



Dryer vent blocked and grill improper

# Rooms

**Location:** Main Level

**Type:** Great Room, Living, Dining, Bed...

**Walls & Ceiling**     Satisfactory     Marginal     Poor     Typical cracks     Damage

**Moisture stains**     Yes     No    Where: \_\_\_\_\_

**Floor**     Satisfactory     Marginal     Poor     Squeaks     Slopes     Tripping hazard

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

**Open ground/Reverse polarity:**  Yes  No     Safety Hazard     Cover plates missing    **Holes:**  N/A  Doors  Walls  Ceilings

**Heating source present**     Yes  No  Not visible    **Egress restricted**     N/A  Yes  No

**Doors**     Satisfactory  Marginal  Poor     Cracked glass     Evidence of leaking insulated glass     Broken/Missing hardware

**Windows**     Satisfactory  Marginal  Poor     Cracked glass     Evidence of leaking insulated glass     Broken/Missing hardware

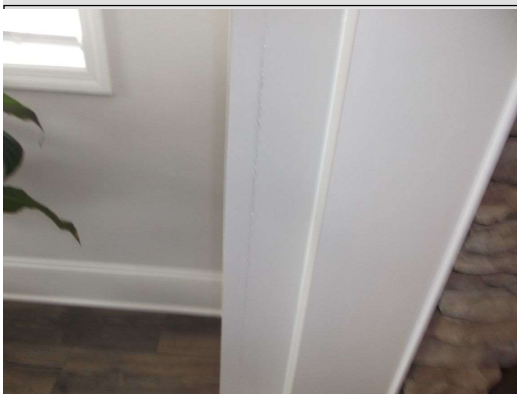
**Ceiling fan**     N/A     Satisfactory  Marginal  Poor     Recommend repair/replace

## Rooms General Comments:

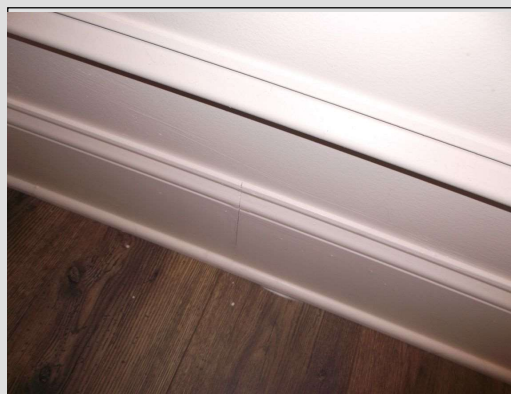
### Maintenance:

Main Level: Couple of door stops missing; loose drywall corner tape at the fireplace corners; nail pops noted at some areas in the drywall finish; drywall crushing above the support post at the stairwell; missing caulk at wood trim joints at crown molding, trims and baseboards;

## Rooms Pictures



Corner tape detaching at fireplace



Missing caulk at trim various areas



Sheetrock crushing at stairwell post



# Room 2

## Room

**Location:** 2nd Level

**Type:** Bedrooms, Hall...

### Walls & Ceiling

Satisfactory  Marginal  Poor  Typical cracks  Damage

### Moisture stains

Yes  No **Where:** \_\_\_\_\_

### Floor

Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

### Electrical

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

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

### Heating source present

Yes  No

### Holes:

Doors  Walls  Ceilings

### Bedroom Egress restricted

N/A  Yes  No

### Doors

Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  Broken/Missing hardware

### Windows

Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  Broken/Missing hardware

### Ceiling fan

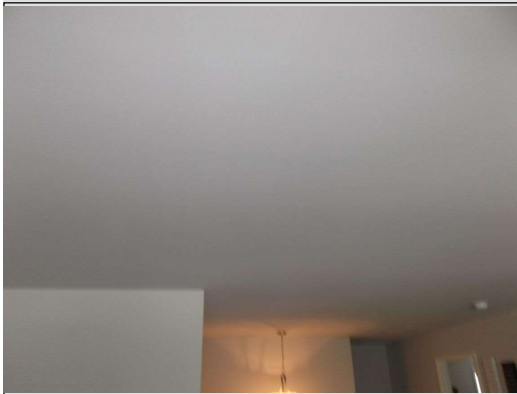
N/A  Satisfactory  Marginal  Poor  Recommend repair/replace

## Room 2 General Comments:

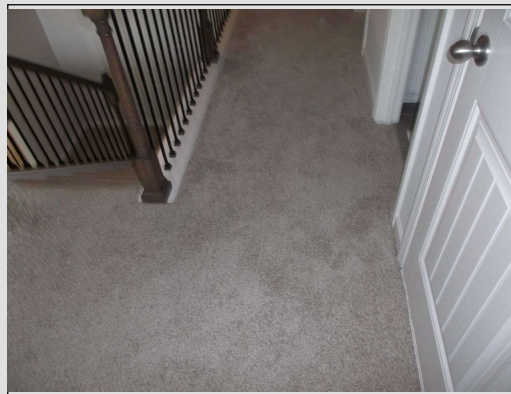
### Maintenance:

2nd Level: Can see drywall seams at ceilings at some areas; hall floor slopes downward near the bathroom area; drywall tape loose where hand rail terminates at wall; double doors at closet have defective paint and rub; can see nail pops at some wall areas;

## Room2 Pictures



Can see drywall seams/incomplete finish



Floor dips at hall in front of bath



Double doors rub and defective paint

# Bathroom 1

**Location:** 1st Level **Type:** Full

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

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

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

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

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

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

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

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

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

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

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

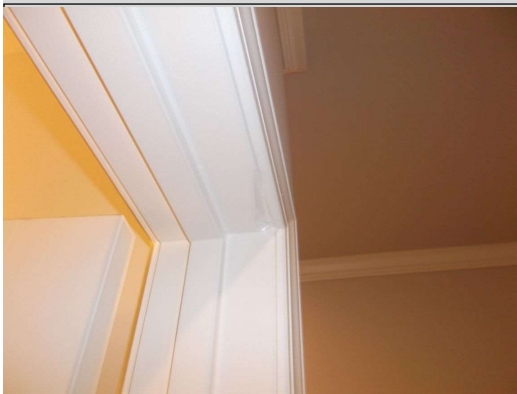
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 1 General Comments:

### Maintenance:

1st Floor exhaust fan terminal at the exterior wall at the side of the house is blocked with the grill cover; 1st floor bath exhaust fan has vibration noise when operating; bath door frame cracked at the top and filled with caulk; bath baseboard has a hole filled with caulk at the cabinet;

## Bathroom1 Pictures



Damage to bath door frame at the top



water pipes in storage area

# Bathroom 2

**Location:** Hall 2nd Level

**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 exhaust fan has vibration noise when operating;

# 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:** 10  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

## 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.