

# PROPERTY INSPECTION REPORT



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351 Cherokee Ave. SE Atlanta, GA. 30312

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**Inspection Date:**

May 10, 2025

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

Matthew Babb

**Prepared By:**

PARIS PRESSLEY REI

**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 and here. Electrical outlets, windows and switches will be randomly selected and checked at each room and area according to number and location. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## BUILDING DATA

**Approximate Age:** 1965  
**Style:** Single Family  
**Main Entrance Faces:** East  
**State of Occupancy:** Occupied  
**Weather Conditions:** Rain  
**Recent Rain:** Yes  
**Ground Cover:** Wet  
**Temperature:** 60

### THE HOUSE IN PERSPECTIVE

Average Quality / Consider 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.

Major Concerns

Electrical

The meter rooms are being used for personal storage, lawn tools and belongings.

Potential Safety Hazards

Grounds

The metal stairs at the rear of the building leading up to the 2nd level condos have spaces wider than 4 inches between each step (6 inches wide)(building code states spaces between risers shall not let a sphere 4 inches pass through). The metal stairs at the front for condo 10, 12 and 14 have spaces between steps wider than 4 inches. The rear metal stairs are slippery if wearing rubber bottom shoes or sneakers, when they are wet.

The spaces between rail guards for the stairs and landings at the rear of the building at each entry are wider than 4 inches (5 to 6 inches).

Electrical

The meter rooms are being used for personal storage, lawn tools and belongings.

Maintenance

Grounds

The metal stairs at the rear of the buildings leading up to the 2nd level condos have spaces wider than 4 inches between each step (6 inches wide). The front stairs for condos 2 and 4 are rusting and have holes at areas.

The rear metal porch for condo 13 have rail corner posts that has rusted through and detached from the floor.

The steps for the stairs leading up to condo 2, 4, 6 and 8 have spalling concrete at some steps and at some steps concrete has pits.

The rear porch landing or floor at the 2nd level for condo 11 and 13 rotates forward to the stairs.

The parking lot asphalt surface has moderate cracking, few pot holes and weathering.

Exterior

The wood doors are rotted at the bottoms at the electrical meters service, main breaker rooms.

The walkway at the right side of the building leading to the rear yard has broken sections, cracking and a trip hazard where the drain pipe travels across between the asphalt driveway and the walkway. The walkway at the rear of unit 15 is settling, heaving and holding water.

Roof

The roof covering appears to be recently installed.

Electrical

Some of the exterior receptacles at the rear of the condos are missing water resistant covers.

Grounds

Service Walks

Material Condition

☒ Concrete

☐ Flagstone

☐ Gravel

☐ Brick

☐ Other

☐ Satisfactory

☒ Marginal

☐ Poor

☒ Trip hazard

☐ Typical cracks

☒ Settling cracks

Stoops/Steps

Material Condition

☐ Concrete

☐ Wood

☐ Railing/Balusters recommended

☒ Satisfactory

☐ Marginal

☐ Poor

☒ Safety Hazard

☐ Uneven risers

☐ Rotted

☐ Cracked

☐ Settled

Comments

\*\*\*The Stairs at the front are metal and have concrete steps. The stairs at the rear are all metal

**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 ☐ Rusty ☐ 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 Stones  
**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:**

The metal stairs at the rear of the building leading up to the 2nd level condos have spaces wider than 4 inches between each step (6 inches wide)(building code states spaces between risers shall not let a sphere 4 inches pass through). The metal stairs at the front for condo 10, 12 and 14 have spaces between steps wider than 4 inches. The rear metal stairs are slippery if wearing rubber bottom shoes or sneakers, when they are wet.

The spaces between rail guards for the stairs and landings at the rear of the building at each entry are wider than 4 inches (5 to 6 inches).

**Maintenance:**

The metal stairs at the rear of the buildings leading up to the 2nd level condos have spaces wider than 4 inches between each step (6 inches wide). The front stairs for condos 2 and 4 are rusting and have holes at areas.

The rear metal porch for condo 13 have rail corner posts that has rusted through and detached from the floor.

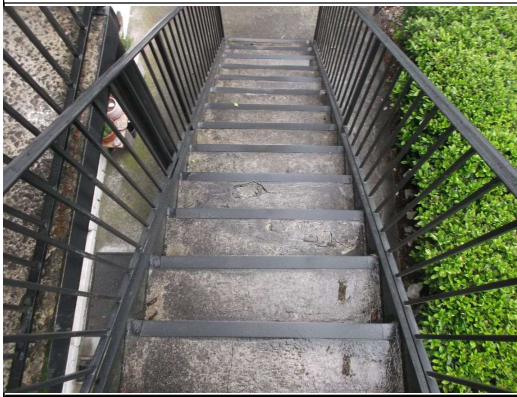
The steps for the stairs leading up to condo 2, 4, 6 and 8 have spalling concrete at some steps and at some steps concrete has pits.

The rear porch landing or floor at the 2nd level for condo 11 and 13 rotates forward to the stairs.

The parking lot asphalt surface has moderate cracking, few pot holes and weathering.



## Grounds Pictures



Concrete steps have spalling and pits



Stairs have spaces more than 4 inches wide



Parking lot has moderate cracking, wear...



Openings between steps 6 inches #10, 12, 14



Rail posts at #13 rusted through and loose



Rail guards 6-1/4 wide units 6 and 8

## Exterior

Add Chimney

### Gutters/Scuppers/Eavestrough

**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum **Leaking** ☐ Corners ☐ Joints ☐ Hole in main run

**Extension needed** ☐ North ☐ South ☐ East ☐ West

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair ☐ Needs cleaning

### Siding

**Material** ☐ Stone ☐ Slate ☒ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ Wood ☐ Asphalt ☐ Metal/Vinyl

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting

### Trim

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Other ☐ Cement-Fiber

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting ☒ Damaged wood

### Fascia

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Other

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting ☐ Damaged wood

### Caulking

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

Windows

Material

☐ Wood
☐ Metal
☒ Vinyl
☐ Aluminum/Vinyl Clad

Screens

☐ Glazing Compound/Caulk needed

Condition

☒ Satisfactory
☐ Marginal
☐ Poor
☐ Failed/Fogged Insulated Glass
☐ Wood rot
☐ Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall

☒ Concrete block
☐ Poured concrete
☐ Post-Tensioned concrete
☐ Not Visible
☐ Other

Condition

☒ Satisfactory
☐ Marginal
☐ Monitor
☐ Have Evaluated
☐ Not Evaluated

Concrete Slab

☒ N/A
☐ Not Visible
☐ Satisfactory
☐ Marginal
☐ Monitor
☐ Have Evaluated

Service Entry

Service Entry

☐ Underground
☒ Overhead
☐ Weather head/mast needs repair
☐ Overhead wires too low

Condition

☒ Satisfactory
☐ Marginal
☐ Poor

Exterior receptacles

☒ Yes
☐ No

Operable:

☒ Yes
☐ No

Condition

☒ Satisfactory
☐ Marginal
☐ Poor

GFCI present

☒ Yes
☐ No

Operable:

☒ Yes
☐ No
☐ Safety Hazard
☐ Reverse polarity
☐ Open ground(s)

Building(s) Exterior Wall Construction

Type

☐ Not Visible
☒ Framed
☐ Masonry
☐ Other

Door condition:

Exterior Door

Main Entrance

Weatherstripping:

Satisfactory

Door condition:

Satisfactory

Patio

Weatherstripping:

Door condition:

Rear door

Weatherstripping:

Satisfactory

Door condition:

Satisfactory

Other door

Weatherstripping:

Door condition:

Other

Exterior General Comments:

Maintenance:

The wood doors are rotted at the bottoms at the electrical meters service, main breaker rooms.

The walkway at the right side of the building leading to the rear yard has broken sections, cracking and a trip hazard where the drain pipe travels across between the asphalt driveway and the walkway. The walkway at the rear of unit 15 is settling, heaving and holding water.

## Exterior Pictures



Doors rotted at the 1st meter room



Doors rotted at the 2nd meter room



Walkway at right side cracks, broken, slope





Walkway at the driveway broken trip hazards



Walkway behind 15 settling, trip hazard, water

# 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

2+

Location

East

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

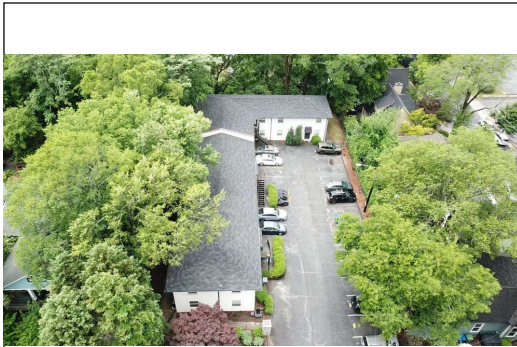
☒ Satisfactory☐ Marginal☐ Poor☐ Not Visible☐ Not Present

Roof General Comments:

Maintenance:

The roof covering appears to be recently installed.

## Roof Pictures



Roof covering appears to be recently installed



## Electrical

### Main panel

<b>Location</b>	In Meter Rooms	<b>Condition</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<b>Adequate Clearance to Panel</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Amperage/Voltage</b>	<input type="checkbox"/> Unknown	<input type="checkbox"/> 60 amp	<input checked="" type="checkbox"/> 100 amp	<input type="checkbox"/> 125 amp	<input type="checkbox"/> 150 amp	<input type="checkbox"/> 200 amp	<input type="checkbox"/> 400 amp	<input checked="" type="checkbox"/> 120v/240v	
<b>Breakers/Fuses</b>	<input checked="" type="checkbox"/> Breakers	<input type="checkbox"/> Fuses	<b>Appears grounded</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Visible			
<b>GFCI breaker</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>Operable:</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<b>AFCI breaker</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Main wire</b>	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Double tapping	<b>Condition</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>Branch wire</b>	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Solid Branch Aluminum Wiring	<input type="checkbox"/> Safety Hazard				
<b>Branch wire condition</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend electrician evaluate/repair	<input type="checkbox"/> Romex	<input type="checkbox"/> BX cable	<input type="checkbox"/> Conduit			
	<input type="checkbox"/> Knob/Tube	<input type="checkbox"/> Double tapping	<input type="checkbox"/> Wires undersized/oversized breaker/fuse	<input type="checkbox"/> Panel not accessible					
	<input type="checkbox"/> Not evaluated	Reason: _____							



Electrical General Comments:

Major Concern:

The meter rooms are being used for personal storage, lawn tools and belongings.

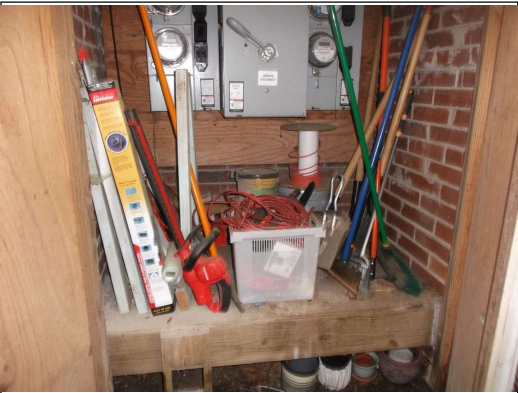
Safety Hazard:

The meter rooms are being used for personal storage, lawn tools and belongings.

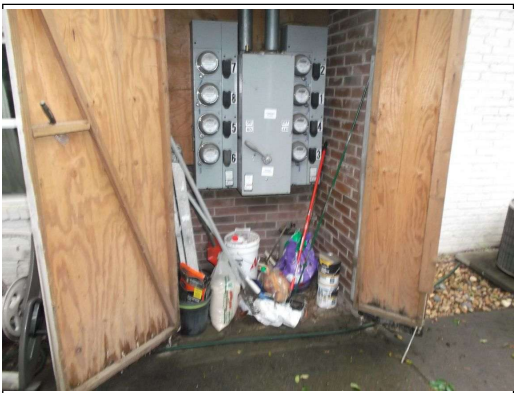
Maintenance:

Some of the exterior receptacles at the rear of the condos are missing water resistant covers.

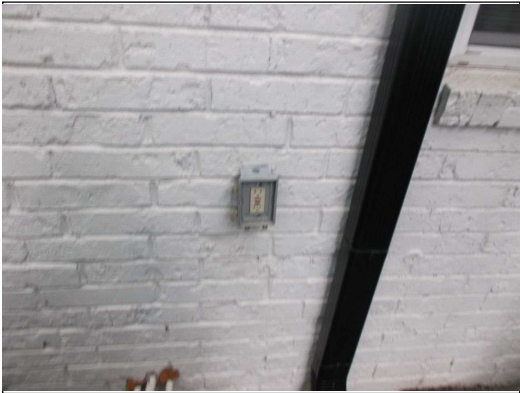
Electrical Pictures



Meter room used for storage



Meter room used for storage



Rear receptacles missing damp proof covers

# Plumbing

## Water service

**Main shut-off location:** Front of Building

**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

## No Water Heater

# 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)

# Rooms

**Location:****Type:**

**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



# Bathroom 1

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

# Interior

<b>Windows/Glass</b>					
<b>Condition</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Needs Repair <input type="checkbox"/> Representative number of windows operated <input type="checkbox"/> Painted shut				
	<input type="checkbox"/> Glazing compound needed <input type="checkbox"/> Cracked glass <input type="checkbox"/> Hardware missing <input type="checkbox"/> Broken counter-balance mechanism				
<b>Evidence of Leaking Insulated Glass</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Safety Glazing Needed:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Security Bars Present:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Not tested <input type="checkbox"/> Safety Hazard		<input type="checkbox"/> Test release mechanism before moving in
<b>No Fireplace</b>					
<b>Stairs/Steps/Balconies</b>					
<b>Balconies</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal		<input type="checkbox"/> Have evaluated <input type="checkbox"/> Monitor		
<b>Handrail</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor		<input type="checkbox"/> Safety hazard <input type="checkbox"/> Hand Rail/Railing/Balusters recommended		
<b>Stairs</b>	<input type="checkbox"/> N/A		<b>Risers/Treads</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Risers/Treads uneven <input type="checkbox"/> Trip hazard	
<b>Smoke/Carbon Monoxide detectors</b>					
<b>Smoke Detector Present</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Operable:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Recommend additional	
<b>CO Detector Present</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Operable:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Recommend additional	

### **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.

