



Paris Pressley REI

3196 Church St. East Point, GA.

Page 3 KEY TO THE INSPECTION REPORT

Report #: 54

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "**APPEARS SERVICEABLE**" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

Please read the entire report for all items checked.

Notice: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(0) Items that have a (number) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Verify and Repair: Recommend further review/repairs as needed by qualified contractor/specialty tradesmans for that item.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) Safety Hazard: This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH REPORT PAGE.

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. If there are questions about comments in this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller

INSPECTOR : Paris Pressley

Inspection Date: Aug/5/2019, Monday

Start Time: 9:30 am

Completion Time: 3:30 pm

The weather condition at the time of inspection was Warm

Approximate temperature during inspection 90.0

Property Information:

The subject property inspected was a (an): Apartment Bldg.. # of units 8

Approximate age of building: Stated by:

Approximate age of roof: Stated by:

Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

Page 4 GROUND

Report # : 54

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (2) Recommended evaluation and repairs by a licensed contractor (3) Refer to qualified termite report for further information (4) This item is a safety hazard - correction is needed (5) Upgrades are recommended for safety enhancement * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: Driveway has common cracks and moderate cracks

2 Sidewalks N/A Concrete Brick Paver / Tile N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* foundation Evidence of poor drainage*

Comments: Walkway at the east side or meter side of the building has damage and broken section;

3 Retaining Walls N/A **LOCATION(S):** Concrete Stucco Masonry

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Moisture penetration* No drainage openings*

Comments:

4 Patio N/A **LOCATION(S):** Concrete Brick N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage*

Comments:

5 Patio Cover N/A **LOCATION(S):** Earth contact (3)

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house* Open Design Covered Roof (refer to Roof Page)*
 Moisture at Patio cover lacks Wood appears

Comments:

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A Front B Rear C

Appears Serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* too high at front and 4th step rotates away Uneven*
 Screens* Panels* Unable to
 Railings are serviceable N/A Railing guards spaced too wide* Railing of

Comments: Porch railings too low based on todays standards

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link Tube Iron

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need Self closing device is Post rusted & leaning*

Comments: Damage

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8 Exterior Stairs N/A **Type: Steel and Concrete** **Steel and Concrete**
Location: A Front B Rear C
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Moisture Uneven N/A
 Railings serviceable Railings guards spaced too wide Openings in rails too large (5)
Comments: Front step too high and rotates forwards at the first stairs; concrete deteriorating at the rear stairs; space between stairs more than 4 inches; space between railing and stairs too wide; (2)(4)

9 Exterior Walls N/A **Structure: WOOD FRAME**
Wall Covering is: Brick Veneer
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Major cracks (1) Cracks / openings need repair (2) Soil contact *(3)
 Moisture stains/damage Damaged Nailing defects * Weep holes missing
Comments: Moderate cracks at the west end of the building; settling cracks at various areas of the building (sides, front and rear)

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim N/A **WOOD** **METAL** **VINYL** **N/A**
 Eaves, soffits, fascia & trim appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at:
Comments: Water damage at the fascia boards at the gables; wood gables needs panting

11 Chimney(s) N/A **Location: A B C D**
Material: A Siding B Brick C Stucco D Concrete **METAL FLUE** **WOOD FRAME**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed at Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *
Comments:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers N/A Not inspected* Non operational (2) Control box location
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *
Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets N/A Faucets are
 Appears serviceable Some inoperative / corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*
Comments:

14 Gutters & Downspouts N/A **Full** **Partial** **None Installed**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 Add gutters & downspouts for drainage* Add splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof (2) Subsurface drains not tested*
Comments: Gutter sagging over unit 2; downspout at the west side or street side of the building pours into a pipe that appears to be under the soil;

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Page 6 FOUNDATION

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15 Grading N/A Level Site Slope Minor Moderate Steep (1) Stairstepped Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
 Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
 Plants touch house* Trees planted close to structure * Overgrown landscaping*
 Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments:

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

 16 Slab-on-grade 17 Crawlspace 18 Basement N/A

- Foundation: Poured concrete Masonry block Brick Stone Piers Wood Not visible None
 Columns: Concrete Steel Wood Masonry Block Brick Not visible None
 Entered crawl space No access* Partial access* Viewed from access opening only*
 Door / Cover: OK Damaged* Missing* Crawlspace Basement
Foundations: Visible Partially visible* Not visible at*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Further evaluation needed (1)
 No moisture present N/A Exposed footing*
 Unable to inspect
 Slab not visible due to carpet and floor covering-recommend further evaluation by removal of the floor covering due to:
 Cracks found* Uneven areas in flooring* Unusual cracks on interior walls* Unusual cracks on exterior walls*
Ventilation: Serviceable N/A Vents screens and doors damaged/missing (2)

Comments: Foundation vents damaged, improper screens, missing doors and some vent openings blocked at various areas

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** JOISTS TRUSSES CONCRETE NOT VISIBLE N/A
Wood Frame: N/A CONVENTIONAL WOOD FRAMING TRUSS Other
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Framing is fungus/mold/water intrusion Missing framing Moisture stains & damage (2)(3)
 Damaged (2) Missing Earth-to-wood contact (2) (3)
 Joists Beams Post Columns water intrusion Debris under house*
 Concrete floors: improper slope* cracked* deteriorated* settled(1) Evidence of
 Anchor bolts installed Shear installed No anchor bolts (1) No shear panels (1) Bolts not visible*
 Probing where deterioration is suspected revealed: Engineer recommended (1)
 Insulation
 VAPOR RETARDER N/A Installed Not installed* Not visible* Loose* Installed incorrectly*
 SUMP PUMP N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments:

- BASEMENT STAIRS** N/A Serviceable Uneven rise(2)(4) Uneven run(2)(4) loose step(s) (2)(4)
 Railings Stairs too steep (2)(4)(5) Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection *

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Roof style: Main Roof Gable **Second Roof** **Third Roof**
How inspected: Walked Viewed from ladder* Viewed from ground* With binoculars* Inspection is limited*
 Not fully visible due to: Height Weather Snow Type Debris N/A

19 Main Roof N/A **Roof Covering is: Asphalt Composition Shingle # of layers: 1**
 Appears serviceable within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
 Roof covering has Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening (2) Exposed (2) Deteriorated membrane(2)
 Loose Displaced Damaged Missing: Pitch appears insufficient (2) Moss covered*
 Roof material appears to be improperly installed (2) Fasteners are (2)
 Roof appears to be Evidence of prior patching / repairs (2)
Comments:

20 Second Roof N/A **Roof Covering is: Asphalt Shingles # of layers:**
 Appears serviceable within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Fasteners (2) Dented Rusted Deteriorated paint (2)
 Loose Displaced Damaged Missing Prior repairs (2) Insufficient Pitch(2) Moss covered*
 Roof material appears improperly installed (2) Holes/openings(2) Exposed(2) Deteriorated membrane(2)
Comments:

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Third Roof N/A **Roof Covering is: # of layers:**
 Appears serviceable within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
 Excessive damage (2) Excessive deterioration (2) Roof material appears to be improperly installed (2)
 Blistering* Cracking* Alligating* Open seams (2) Moss covered (2) Deteriorated surface (2)
 Evidence of Bare areas exposed to the sun (2) Fasteners
 Roof appears to be Evidence of prior patching / repairs (2)
Comments:

Roof Notes **NOTICE: N/A**
Comments:

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings N/A **Flashings appears serviceable** N/A
 Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Separation (s) / improper at: Roof* Wall* Drip edge* Vent Pipes* Skylight* Other *
 Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
 Damaged flashing* Improper flashing at: No visible flashing at:
 Skylight(s) appear serviceable Cracked (2) Damaged (2) Defect (2) Non professional skylight*
Comments: Plastic and or metal pipe flashing on top of shingles face nailed/exposed nail heads. Shingles should be on top of flashing and no nail heads showing (can allow water to get under flashing and enter).(2)

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

Page 8 PLUMBING

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23 Main Line N/A **Main pipe is PVC** **Size: 1"** **Pressure: OK** AM PM
 Pressure is above 80 psi - recommend:
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location: Front of building Not located* Operational Not operational (2) Not inspected*
 Handle is Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments: Verify last 6 months water bills

24 Supply Lines N/A **Supply lines are Copper and PVC**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears Noise in pipes (2)
 Pipes lack support at: Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated : N/A Yes No
Comments: Water leaking under floor of unit 7 (verify no plumbing leaks);

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines N/A **Waste lines are Cast Iron**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Rust and leaks under #5-7 Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments: There appears to be a waste pipe leaking and rusting in the crawl space (some waste pipes may be about to rust through walls)

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System N/A **Shut Valve Location: Exterior** **Fuel type is Gas Meter**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not corrosion proofed or rated for gas* Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments: Meters not marked properly for each unit; water pipes used for gas pipes at the meters and various areas of the delivery system

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

27 Water Heaters N/A **Location A Closets 1st Floor** **Type Gas** **Capacity 30 Gallons**
Location B Closets 2nd Floor **Type Gas** **Capacity 30 Gallons**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve Combustion air
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping Corrosion/rusting at some water heaters(2) Vent flue piping disconnected in the attic over # 2
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments: Some water heaters at the end of use; missing expansion tanks at some water heaters; copper and steel pipe join without dielectric fittings at several water heaters can cause corrosion at connections;

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recalcuating pumps/systems are not part of this inspection.*

Page 9 HEATING

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28 Description	<input type="checkbox"/> N/A	Approximate BTU's	Unit A 4x50,000	Unit B 4x50,000	Unit C
Location A Closet Heating Type: Forced air Fuel Type: Natural gas		Location B Closet Heating Type: Forced air Fuel Type: Natural gas		Location C Heating Type: Fuel Type:	

Comments:

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition N/A Not inspected*

- System(s) appear serviceable Did not respond to normal controls (2)
- Not Functional Unsafe Worn Near end of lifespan Damage Deterioration
- System(s) in utility closets does not appear to have been serviced per manufacturer's instructions, within the last year*

Comments: Recommend evaluation to determine presence of asbestos. Systems may be in the last years of good use (have all systems checked by a licensed HVAC technician)

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting N/A Backventing (2) Unable to fully inspect vent pipe*

- Appears serviceable Damage (2) Not accessible*
- Vent lacks clearance from combustibles (2)(4) Improper vent rise (2)
- Improper materials used for vent pipe (2)(4) Improper elbow angle (2)
- Soot/Rust on vent pipe (2)in utility closet Defective
- Vent terminates near window/opening (2)(4)

Comments: Vent pipe disconnected in attic over unit 2

31 Combustion Air N/A Air supply

- Appears serviceable Damage* Deteriorated* Defects*
- Combustion and return air sources are too close or mixing (2)
- Recommend sealing platform at:

Comments:

32 Burners N/A Closed system / unable to inspect*

- Burner flame appears typical Unusual flame pattern (2)
- Rust flakes in burn chamber (2) Damaged
- Chamber

Comments: Outdoor temperature too hot to fire burners and or if the AC has been operating can damage or crack heat exchanger

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution N/A **Type: Ducts & Registers**

- Appears serviceable Ducts: have asbestos tape joints Various registers and or returns
- Register(s) Not fully visible* Low air volume (2)
- Zone valve did not operate Insulation
- Radiator inoperative (2) Circulating pump
- Leaks on radiator (2) Radiator cold (2) Convactor inoperative (2) Convactor cold (2)
- Leaks on convector (2) Leaks on fitting (2)

Comments: Asbestos-like material appear to be on metal duct joints and connections. (4)

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Page 10 HEATING Continued & AIR COOLING

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34 Normal Controls N/A

Appears serviceable

- Controls need
- Leaks at:

- Unable to inspect* Utilities off*
- Thermostat
- Damage* Deterioration* Defects*
- Gauges need Switch is
- Corrosion at: Expansion tank

Comments:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter N/A

Appears serviceable

- Suggest changing Cleaning filter* No filter hold-down*
- Missing* Wrong size* Unable to inspect*

Comments:

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes N/A

Suggest cleaning & servicing

- Heater makes unusual noise during operation, further evaluation needed (2)
- High Low Air leaks at:
- Condensate lines:

- Unable to locate heat in all rooms*
- Fuel tank leak (2) (4)
- Undercut doors off carpet*
- Leakage at:
- Termination location:

Comments: Furnace is older model and may be nearing replacement. (2)

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included. *
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air N/A

Recommend complete system evaluation (2) Location(s) Unit A Rear of Building B Rear of Building C Rear of Building

Type: Central air conditioning

Power: 120volt 240volt One speed fan only*

- Appears operational** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- Unit makes unusual noise during operation (2) Unit is not level*
- Pads Unit Float valve Pump Leaking noted*

Comments:

- No power - unable to test* Warm air only (2)
- Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) One speed fan only*
- Not level(2) Makes unusual noise(2) Air temperature differential is incorrect (2)
- Coil is damaged (2) Recommend servicing system and checking refrigerant level*
- POWER:** N/A 120 Volts 240 Volts Electrical disconnect present Gas* (not inspected)
- No electrical disconnect provided (2) Improper conduit (2)
- Proper grounding not provided (2) No conduit (2)
- Junction box Cover Heat pump auxiliary heat not functional(2)
- CONDENSATE:** N/A Condensate line installed Line not fully visible*
- Termination location: No trap in line*
- Condensate lines:
- REFRIGERANT LINES:** N/A Insulation installed on-lines Ice on unit (2)
- Insulation damaged* Insulation deteriorated* Ice on lines (2)
- Lines not fully visible Leaks at: Line(s) appear damaged (2)

Comments N/A

DATA PLATE:

Comments: Refrigerant line insulation is damaged, missing or deteriorated behind the AC units at the exterior; have HVAC technician verify maintenance and useful life of furnaces and AC units; debris in AC unit fins;

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Page 11 **ELECTRICAL**

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39 Service N/A **Overhead** **Underground** **Number of conductors** **3**
 120V* **240V** **120V** **AMPS 200** **AMPS NOT DETERMINED**
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground
 Ground clamp not visible* **Ground system not visible*** More than six breakers with no main shutoff (2)
 Main disconnect inspected at: No drip loop on service wires (2)
Comments: Meters are not properly marked for each unit

40 Main Panel N/A **#A - Location** **Panel rating** Not verified
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible*
Comments:

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors N/A **Service Wire: Aluminum** **Branch Wire: Copper**
 Wiring Methods: Non-Metallic Cable Non-Metallic Cable

42 Sub-panel(s) N/A **#B-Location Interior** **#C-Location Interior** **#D-Location Interior**
 Panel >> is locked-could not inspect.* Further evaluation is needed*
 Panel >> is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes N/A **Wiring Methods:** **Breakers** **Fuses**
 Panel(s) appear(s) serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Improper wiring (2)(4) at: Breaker is off* at panel:
 Two wires connected to one breaker (2)(4) at: Signs of
 Overfusing (fuse/breaker size too large for wire) (2)(4) at: Aluminum wiring noted at the general 120volt circuits(2)(4)
 Neutral and ground wires connected at sub-panel (2)(4): (Aluminum connections should be checked by a licensed electrician) *
 Direct tap Antioxidant not visible on aluminum wire connections*
 Panel bond is not provided for safety (2)(4) at: Unprotected opening(s) (2)(4) at:
 Missing 240 volt - handle tie(s) at panel #*: N/A
 Fused neutral wire(s) (2)(4) at panel: Breakers Fuses
 Electrical system appears outdated by today's standards (2) Opening(s) dead front cover(s) at panel #*(2)(4):
Comments:

44 Wiring Notes N/A **Sample of switches and outlets tested appear to be serviceable**
 Grounding and polarity of receptacles within 6' of plumbing fixtures appear serviceable
 Appears serviceable (tested) Furnishings prevent testing of all outlets and switches*
 Three prong outlets did not test properly grounded (2)(4) at: Various Areas
 Reverse polarity (2)(4) at: Evidence of
 Outlet not operational (2)(4) at: Light not operational *(2)(4) at:
 Outlets Switches Open neutral (2)(4) at:
 Not exterior rated Missing cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: Damaged cover plates *(2)(4) at:
 Box cover missing*(4) at: Various Areas Exposed splices (2)(4) at:
 Improper wiring (2)(4) at: Extension cord used as wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at:
 'GFCI', (a safety device for outlets near water) recommended (5) at: Kitchen walls
 Closet light is subject to damage at:* Closet light is subject to hazard at:*\br/>
 Doorbell worked / none Not operational (2) Fixture
Comments:

Page 12 INTERIOR

Report # : 54

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45 DOORS (Entry) N/A Appears serviceable Damage* Deterioration* Defects*

Hardware operational Hardware not operational* Damaged door jamb Weather stripping damaged/missing*

Comments: Some front and rear entry doors rub door frames; some rear doors not square have daylight around frames

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)

Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational* various areas
 Door(s) rub at: various areas Door stick at: various areas
 Damaged at: various areas Difficult to operate at:
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) at: Door won't latch at: various areas
 Screen doors not checked* Screens many damaged* at various areas

Comments: Some closet doors drag on floors;

48 Windows N/A Type: Vinyl, single hung, dual pane Security bars

Sample tested appears serviceable Window Broken *
 Window was difficult to operate at: Stains* Damage*
 Window
 Screens few damaged* bath A*

Comments:

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls N/A Drywall Plaster Paneling N/A

General condition serviceable Wall Wall
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)

Comments: Mold found in utility closet of unit 3; dry stains in some utility closets

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A Drywall Acoustic Spray Plaster N/A

General condition serviceable Ceiling(s)
 Ceiling(s)
 Ceiling(s)

Comments: Some defective drywall finishing; ceilings pulling down at utility rooms some areas

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors N/A Carpet Vinyl Wood Tile N/A

General condition serviceable Damage * Deterioration *
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*

Comments: Floor systems settling or sagging towards utility closets (center) at all units

Notice: Determining odors or stains is not included!* Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s) N/A Location(s) A B C
 Type INSERT (have checked by removal*)

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s)
 Gas was operational N/A Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*

Comments:

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation.*

Page 13 INTERIOR Continued

Report # :54

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53 Interior Features N/A **Ceiling fan(s) operational** **Fan (s) Worn**

Interior stairs appear serviceable Uneven Stairway is
 Stair handrails appear serviceable Railing is Openings in rails too wide (4)(5)
 Wet bar faucet appears serviceable Faucet is not operational (2) Faucet leaks (2) Cold water only
 Counter appears serviceable Damage to Deterioration to
 Plumbing under sink serviceable Leaks (2) Improper piping (2) Icemaker not on
Items installed but not inspected: Central vacuum Security system Intercom N/A

Comments:

54 Smoke Detector N/A **Locations:** **A: First Floor** **B: Second Floor**
C: **D:**

Smoke detector test button responds A B C D Not tested* A B C D
 Did not respond to test button* A B C D None found (5) A B C D
 Couldn't test / no test button* Indicator light on Suggest additional detectors in appropriate locations* (5)

Comments: Install new smoke alarms in all bedrooms and halls in all units; install new CO detectors at all units;

55 Laundry N/A **Garage** **Basement** **Service Area** **Other**

Piping (water&waste) serviceable Unable to view / not tested* Damage* Deterioration* Door / jambs*
 Electrical outlet grounded (120 Volt) Unable to test* Ungrounded* Not operational (2) Miswired (2)
 240 volt outlet operational Inoperative* No 240 outlet Not viewed* Not inspected*
 Gas piping appears serviceable N/A No gas provided Unable to view*
 Dryer venting provided Dryer venting not provided* Dryer vents into attic* Dryer vents into crawl space*
 Laundry sink serviceable N/A Damage on sink* Deterioration on sink* Sink is loose* Slow draining*
 Plumbing below sink serviceable Deterioration* Corrosion* Improper piping (2) Leaks (2)
 Faucet operational Deterioration* Corrosion* Faucet leaks (2) Hot/Cold reversed(4)

Comments:

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking.*

56 Attic N/A **Full** **Partial** **Roof Frame:** **Truss** **Rafter Framing** **2 X 4**
Ceiling Frame: **Truss** **Joist Framing** **2 X 4**

How Inspected: **Entered** **Access** **Location:#** 6 Hall only **Inspection limited to view from access***

Appears serviceable **Not Functional*** **Unsafe*** **Worn*** **Near end of lifespan*** **Not fully visible***
 No stains visible **Small stains*** **Moderate stains (2)** **Major stains (2)** **Unable to determine leakage***
 Sagging framing (1)(2) **Broken framing (1)(2)** **Truss(es)** **Framing appears undersized* (1)**
 Vents provided **None*** **Blocked*** **Minimal*** **Poor ventilation*** **Missing wind resistant straps(2)**
 Power ventilator operational **N/A** **Not inspected*** **Not operational*** **Screens**
 Insulation Type: Blown In **No insulation*** **Poor coverage*** **Compressed*** **Wrong side up***
 Approximate depth: 2 inches **Insulation covers**
 Air/vapor retarder **N/A** **Installed** **Vent pipe**

Comments: Poor insulation coverage and missing insulation throughout attic; no firewalls between each unit; each unit can be accessed once in the attic (safety)

Ventilation N/A **Appears serviceable at: Bathrooms & Kitchen**

Exhaust fan Exhaust fan

Comments: Some kitchen fans appear worn;

Page 14 **GARAGE**

Report # : 54

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GARAGE / CARPORT: N/A Attached Detached Carport Other

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*

No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A

Comments:

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A

Appears serviceable Moisture stains* Damage* N/A
 Framing: Exterior: Holes* Damage* Missing wall covering*

Comments:

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Window

Comments:

60 Door To Interior N/A Solid Rated Door Hollow Core (non-fire resistive)*

Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*

Comments:

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*

Lock inoperative* Damaged door jamb* Damaged threshold* Exterior door
 Not inspected* Locked* Blocked* Rubs jamb*

Comments:

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A

Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)

Comments:

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*

Appears serviceable # of Units Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*

Comments:

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*

Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*

Comments:

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*

Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments:

Page 15 **KITCHEN**

Report # : 54

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66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect*

Sink(s) appear(s) serviceable Minor wear Heavy wear* Chipped* Sink is loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot & cold water reversed*(4)
 Faucet serviceable Non-operational(2) Defective(2) Faucet: Spray wand defective*
 Plumbing under sink serviceable Pipes are Improper piping (2)
 Moisture stains below sink* Moisture damage below sink* Restricted view below sink*

67 Kitchen (general) N/A **Counters:** Tile Laminate Not fully visible*

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing*
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*

[Comments:](#)

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* Not fully visible*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Non operational (2)
 Blades appear to be: Unit makes unusual noise* Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

[Comments:](#)

69 Range / Cooktop N/A **# of ovens:** Gas Electric Combination Electric Ignition

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Rear No inspection (power/gas off)*
 Free standing oven - not tested* Ranges / Cooktop not inspected*
 Oven door(s) appear(s) serviceable Lower Non operational (2)
 Door(s) gasket(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass (2)
 Separate cooktop serviceable N/A Damaged gasket(s)* Clock not tested Appears non functional*
 Gas shutoff valve installed N/A Burner did not operate (2) Element did not operate (2)
 Gas shutoff valve not provided (2)(4) Gas valve is not visible* Exhaust ventilation

[Comments:](#) Anti-tilt devices missing or not engaged with the leg of the units at the floor behind ranges

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher N/A No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Condition: Rust at: Damage at:
 Soap dish inoperative* Washer arm appears frozen (2) Unit is not secured to cabinets*
 Door seals appear serviceable Deteriorated* Leaking (2) Door
DRAIN LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed (2)
 Air gap device None Improper* Leaking noted at drain lines Leaking noted at air gap device*

[Comments:](#)

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) Not inspected* No Key*
 Microwave appears serviceable Non operational (2) Not inspected*
 Other features/appliances present but not inspected include:*

[Comments:](#)

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

Page16 BATHROOMS

Report # : 54

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LOCATION: Bath A #1&2 Main Baths B #3&4 Main Baths C #5&6 Main Baths D #7&8 Main Baths E

72 Toilet N/A **Appears serviceable** A B C D E

Toilet loose at floor* A B C D E Loose toilet tank* A B C D E
 Recommend new wax seal (2) A B C D E Cracked Tank * A B C D E
 Water runs continually in tank* A B C D E Rust in Tank * A B C D E
 Does not flush properly* A B C D E Moisture around toilet (2) A B C D E

Comments:

73 Sink N/A **Appears serviceable** A B C D E Hot & cold water reversed*(4)

Sink cracked* A B C D E Corrosion under sink* A B C D E
Faucet appears serviceable A B C D E Corrosion at sink faucet* A B C D E
 Sink faucet leaks* A B C D E Corrosion on supply valve below sink* A B C D E
 Low water volume* A B C D E Sink drain stopper non-functional / missing* A B C D E
Drain appears serviceable A B C D E Slow draining* A B C D E
 Rust / corroded drain line* A B C D E Improper drain trap (2) A B C D E
 Leaking drain line (2) A B C D E Restricted view below sink* A B C D E
Counter & cabinet A B C D E Deterioration to cabinet* A B C D E
Appears serviceable A B C D E Moisture damage below sink* A B C D E
 Damage to counter* A B C D E
 Grout needed at counter* A B C D E

Comments:

74 Vent / Heat N/A **Appears serviceable** A B C D E

Comments: # 8 bath fan vibrate; bath 7 fan hums;

75 Bathtub N/A **Appears serviceable** A B C D E

Damage to tub* A B C D E Not applicable to this bathroom A B C D E
Faucet appears serviceable A B C D E Whirlpool not functional (2) A B C D E
 Hot & Cold water reversed(4) A B C D E Whirlpool not tested(2) A B C D E
 Damage at faucet* A B C D E Drain stopper missing* A B C D E
Drain appears serviceable A B C D E Grout needed tub to wall* A B C D E
 Slow draining at bathtub* A B C D E

Comments: Faucet handles loose at some baths; tub stoppers not in place

76 Shower N/A **Appears serviceable** A B C D E

Damage to shower walls* A B C D E Not applicable to this bathroom A B C D E
 Grout needed at shower walls* A B C D E Cracked tile(s)* A B C D E
 Moisture damage to wall (2)(3) A B C D E Caulking needed at floor* A B C D E
 Slow draining at shower A B C D E Floor needs caulking* A B C D E
 Leaking at water valve(s) (2) A B C D E Low water volume at shower(2) A B C D E
 Shower head drip(2) A B C D E Shower diverter non-functional(2) A B C D E
 Unable to determine if glass is tempered* A B C D E
Enclosure appears serviceable A B C D E Not applicable to this bathroom A B C D E
 Glass does not appear to be tempered* A B C D E Corroded fixtures* A B C D E
 Broken glass* A B C D E Doors difficult to operate* A B C D E
 Caulking needed at enclosure* A B C D E Damaged enclosure* A B C D E

Comments:

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77 Pool / Spa Type N/A Above Ground Below Ground N/A
 Plaster / Gunite Vinyl Fiberglass Unable to determine

Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.

78 Heater N/A Gas Electric Solar Panels (not tested)
 Appears serviceable Inoperative* Unable to determine operation* Pilot is not lit* Gas/breakers off*
 May not be adequate for pool heating* Improper material used in gas line (2) Gas shut-off not provided (2)
 Burners serviceable Corrosion Deterioration Rust noted in burner area (2) Not all burners are operating (2)
 Venting serviceable Improper vent location (2) Improper vent clearance (2) Obstructed* Debris in/on vent*
 Pressure limit switch appears operational Inoperative (2) Delayed response* Unable to determine operation*

Comments:

79 Water Filter N/A Cartridge Filter Diatomaceous Earth Filter Sand Filter

Pressure gauge appears serviceable: Inoperative* Broken glass* None provided*
 Bleeder valve appears serviceable: Inoperative* Leaking* None provided*

Comments:

80 Pumps N/A **Pumps Installed:** Circulation Spa Jet Pool Sweep

Circulation pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Separate jet pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*
 Sweep pump operated when tested Pump did not operate (2) Leaking pump (2) Excessive noise (2)
 Body bond present No body bond (2) Loose body bond (2) Pump has loose attachment* Pump has no attachment*

Comments:

81 Blowers N/A Air Bubbler Supplemental to Jet Pump

Blower operated when tested Blower did not operate (2) Not tested due to:*

Comments:

82 Electrical N/A **Breaker Location:** Main Panel At Equipment

Wiring: Liquid Tite Flex Rigid Conduit NM Cable (Romex) (2)
 Wiring appears serviceable Improper wiring noted (2)(4) Improper conduit (2) Deteriorated conduit (2)
 Pool lights operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Spa light operated when tested Inoperative (2) Unable to determine operation*
 GFCI responded to test button Inoperative (2) Unable to determine operation*
 Timers: Equipment On Off at time of inspection Power is off - could not verify operation*
 Circulation pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Sweep pump timer appears operational Inoperative (2) Unable to determine operation*
 No wire protector* Rusted Damaged
 Remote switches appear operational Inoperative (2) Unable to determine operation* None

Comments:

83 General N/A **Fencing Enclosing Pool/Spa:** Yes No* (Caution) (5)
Self-closing/latching Gate: Yes No* (Caution) (5) Inoperative* (5)

Coping appears serviceable Lifting* Settling* Cracked* Missing* Caulking
 Surrounding deck/concrete appears serviceable Common cracks Major cracks (1)
 Diving board/slide is not part of this inspection* Damaged Loose
 Pool water fill valve Spa water fill valve
 Pool is cloudy/bottom not visible (2) Pool Spa needs complete evaluation (2)

Comments:

REPORT OVERVIEW

Report # : 54

The report overview page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items listed below will be discussed further on the corresponding page of the report.

Page 4 GROUNDS

Please review the following section(s): Driveway, Decks/Porch.

Page 5 EXTERIOR

Please review the following section(s): Exterior Stairs, Exterior Walls.Gutters/Downspouts.

Page 6 FOUNDATION

Please review the following section(s): Grading, Slab-on-grade / Crawlspace / Basement and Floor Construction / Wood Frame

Page 7 ROOF

No recommendations made for the roof.

Page 8 PLUMBING

Please review the following section(s): Fuel System and Water Heater(s).

Page 9 HEATING

Please review the following section(s): Condition, Venting, Distribution.

**Page 10 HEATING & AIR
Continued**

Please review the following section(s): Air Filter, Heating Notes and Cooling / Air Conditioning .

Page 11 ELECTRICAL

Please review the following section(s): Service, Wiring Notes.

Page 12 INTERIOR

Please review the following section(s): Doors, Windows.

**Page 13 INTERIOR
Continued**

Please review the following section(s): Interior Features, Laundry, Attic.

Page 14 GARAGE

No recommendations made for the garage.

Page 15 KITCHEN

No recommendations made for the kitchen.

Page16 BATHROOM

Please review the following section(s): Sink, Bathtub.

Page17 POOL/SPA

No recommendations made for the pool/spa.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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SUMMARY REPORT

Client: Fred Atkinson
 Address: 3196 Church St. East Point, GA
 Date: 8-5-2019

These are the results of the inspection for the home, property or building located at the address above. This is not a warranty but it is a visual inspection and survey of the systems and components of this property based on National Professional Guidelines.

This page is a summary of various conditions found. Items or components found defective, need repair or lack maintenance may be identified here, in the report and or in the photo file. The information summarized here is my best opinion following the inspection.

ITEM

POSITION ON LOT: This building and front porches face the south, the rear faces north, the street access is to the west of the building and the rear lot boundary is to the east of the building.

GROUNDS: Dumpster rusted out at the bottom; moderate cracking in the driveway; poor soil slope away from the front foundation; poor soil grading at the street or west side of the building; poor soil slope away at the rear yard of the building; broken out section of the walkway at the east side of the building; parking spaces not clearly marked; no designated handicapped parking;

EXTERIOR: There is a moderate settling crack at the street side of the building. This crack is due to gutters pouring in the soil. The crack is more pronounced near the attic level. Please be aware there is no sheathing nor conventional framing at the roof framing which can cause the veneer to become unstable at this level if movement continues or there is movement. There are settling cracks noted at various areas around the building most not major at this time. The front stairs have a defective step at the first flight to the landing and the handrails are not plumb and level for this flight of stairs. The metal floors have rust and holes painted over. The space between steps is more than 4 inches and can be a fall hazard. The space between rail guards is more than 4 inches wide. Missing and bent guards in railing at various areas. Protective guardrails too low at the front and rear 2nd level landings; missing guardrails at the rear raised walkway. Deteriorated concrete steps at the rear stairs. Space too wide between bottom of guardrails and stairs at the front and rear. Water damage to fascia boards at the gable ends; eave vent wood needs paint; wood fascia needs paint;

FOUNDATION: Foundation vents damaged, defective, missing doors and some areas closed.

ROOF: Pipe flashing installed on top of shingles and face nailed can cause leaking over time; roof deck pushed up at the gable fascia at both ends of the building;

GUTTERS: Gutter sagging at the front above unit 2; downspouts pour into underground pipe but could not locate a outlet (can cause soil erosion and foundation settling if pouring in soil); some debris in gutters at the rear;

GENERAL PLUMBING: Could not locate a pressure reduction valve where the water supply pipe enters the crawl space from the street; if owner pays water bill verify last 6 months water bills to verify no excessive consumption and use; there is a pipe dripping at the foundation at the street side of the building can cause soil erosion and foundation settling (route 3 feet away); water pipe used for gas at the gas meters, at utility closet gas piping and in crawl space; could not verify water pressure; one of the main cast iron waste pipes rusted through and leaking in the crawlspace (leaking onto plastic); all water heaters are not in drain pans with drain pipes leading to the exterior. In some cases, where all units are on same water supply the right size expansion tank can serve several units (see plumbing items). Gas appliance connectors entering furnaces are a fire hazard.

PLUMBING: Gas meters not marked for each unit. #2 has a gas appliance connector entering the furnace wall; #1 has water pipe for gas pipe in in the utility closet; #3 has copper and steel pipe joined without dielectric fittings above water heater (can cause corrosion in pipes), expansion tank resting on water pipe can cause damage to the pipe (needs support); #4 water heater is 2003 and at end of use, appliance connector entering furnace wall, no expansion tank above water heater, no dielectric fittings at where copper and steel pipe join; #5 has no expansion tank above water heater; #6 has

no excessive consumption and use; there is a pipe dripping at the foundation at the street side of the building can cause soil erosion and foundation settling (route 3 feet away); water pipe used for gas at the gas meters, at utility closet gas piping and in crawl space; could not verify water pressure; one of

the main cast iron waste pipes rusted through and leaking in the crawl space (leaking onto plastic); all water heaters are not in drain pans with drain pipes leading to the exterior. In some cases, where all units are on same water supply the right size expansion tank can serve several units (see plumbing

KEY: (1) Gas appliance connectors entering furnaces are a fire hazard - safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

PLUMBING: Gas meters not marked for each unit. #2 has a gas appliance connector entering the

furnace wall; #1 has water pipe for gas pipe in in the utility closet; #3 has copper and steel pipe joined without dielectric fittings above water heater (can cause corrosion in pipes), expansion tank resting on water pipe can cause damage to the pipe (needs support); #4 water heater is 2003 and at end of use, appliance connector entering furnace wall, no expansion tank above water heater, no dielectric fittings at where copper and steel pipe join; #5 has no expansion tank above water heater, # 6 has copper and steel pipe joining without dielectric fittings above water heater, water heater at the end of use and gas appliance connector enter walls of furnace; #7 no expansion tank above water heater; #8 has no expansion tank above water heater;

HVAC: Refrigerant line insulation deteriorating at the AC units at the rear of the building; all furnaces are not installed in a drain pan (can cause water damage to floors); the HVAC systems appear to be in the last years of good use; all furnaces appear to be worn and in the last years of good and safe use; # 2 furnace single wall gas vent pipe contact materials in the utility closet is a fire safety hazard, AC needs work, Asbestos tape found on ductwork; #1 ductwork has Asbestos tape, furnace at end of use, #3 furnace exhaust pipe is rusted, the exhaust fan has rust, rust in furnace and the kill switch did not trip when service door was removed; #4 ductwork has Asbestos tape, appliance connector entering furnace wall, missing refrigerant line insulation near the furnace; #5 furnace at the end of use, gas appliance connector entering wall of the furnace, exposed wire connections at junction box in the furnace; #6 ducts have Asbestos tape, gas vent pipe detached in attic; #7 furnace leaking water onto floor, water inside furnace, furnace at end of use, missing refrigerant line insulation near the furnace; #8 has Asbestos tape on ductwork, refrigerant line insulation damaged and missing near the furnace, rust at the gas exhaust vent pipe in the utility closet, Asbestos tape on ductwork;

ELECTRICAL: Electric meters not marked for each unit; # 2 kitchen wall outlet not GFCI protected; #1 cannot verify there is antioxidant at electrical cables in lugs at the distribution panel (all panels), kitchen wall outlet not GFCI protected; #3 outlet tested open ground at living room, outlet not GFCI at kitchen wall; #4 there are electrical wires entering a hole in junction box with sharp metal edges at the furnace; #5 hot and neutral reversed at the kitchen wall outlet, open ground at living room, there is a open junction box (exposed wires) on the wall in the utility closet;

WINDOWS: Some screens bent; #6 broken window lock at the bedroom;

INTERIOR: Install smoke alarms in all bedrooms, in halls outside bedrooms and new CO detectors at halls of each unit; #3 mold on walls in utility closet;

CEILINGS: #3 there is defective finishing and seam bulges in the ceiling near the dining and hall; #4 stains in the living room ceiling, the utility room settling is pulling downward on the ceiling above and around the area; #5 dining room ceiling has cracking; #6 ceiling has peeling tape at the bedroom near the wall;

FLOORS: #2 floor system slopes from the dining room towards the kitchen, dip in floor leading to the bedroom doorway, bed floor slopes to the exterior wall, bath floor slopes to tub; #1 kitchen floor slopes to the sink area; #3 hall floor sagging, living room floor slopes towards the center on the unit; #4 living room floor sags in the center, hall floor slopes towards the utility room; #5 floor system slopes towards the utility closet; #6 stains in carpet, slight sloping at the utility closet; #7 slopes from the dining room towards the kitchen, hole in utility closet floor, water on floor caused by leak near or at furnace; #8 floor system slopes towards the utility closet;

DOORS: Front entry doors thresholds not fully supported (movement when walked on); #2 rear door not square in the frame, rear door has slight water damage and threshold replaced with wood has a gap at the floor tile, front door bumps door frame and daylight at the weather strip at the bottom; #1 daylight at rear door and door frame, closet doors drag on the floor, closet door knobs on wrong door panels, bed door not square in the door frame, utility doors off hinges; #3 front door bump door frame; #4 front door rbb door frame; #5 rear entry door out of square with frame, utility doors drag on floor, bed door lock not striking plate, closet door off hinges; #6 bed door rubs door frame; #7 front door bumps and rubs door frame, rear entry door drags on threshold too much, daylight at rear door and weather strips, bath door rubs door frame; #8 front door bump door frame, rear entry door rub door frame, bed door lock not striking plate,

KITCHEN: All units stoves have no anti-tilt devices attached; #5 sink faucet loose at the base, wall outlet not GFCI protected; #6 exhaust hood has rust in the finish and wall outlet not GFCI protected;

DOORS: Front entry doors thresholds not fully supported (moved when walked on); #2 rear door not square in the frame, rear door has slight water damage and threshold replaced with wood has a gap at the floor tile, front door bumps door frame and daylight at the weather strip at the bottom; #1 daylight at rear door and door frame, closet doors drag on the floor, closet door knobs on wrong door panels, bed door not square in the door frame, utility doors off hinges; #2 front door bump door frame, #4 front door rbb door frame; #5 rear entry door out of square with frame, utility doors drag on floor, bed door lock not striking plate, closet door off hinges; #6 bed door rubs door frame; #7 front door bumps and rubs door frame, rear entry door drags on threshold too much, daylight at rear door and weather strips, bath door rubs door frame; #8 front door bump door frame, rear entry door rub door frame, bed door lock not striking plate,

KEY:

(1) Recommend evaluation by a structural engineer/geo-technical engineer. (4) This item is a safety hazard, correction is needed.
 (2) Recommended evaluation and repairs by a licensed contractor. (3) Upgrades are recommended for safety enhancement.

KITCHEN: All units stoves have no anti-tilt devices devices attached; #5 sink faucet loose at the base, wall outlet not GFCI protected; #6 exhaust hood has rust in the finish and wall outlet not GFCI protected;

ATTIC: Not enough insulation installed, missing insulation at some areas in the attic, only attic access in unit 6; there is no fire block between each units attic; there is a gas exhaust vent pipe disconnected in the attic;

CRAWL SPACE: Water draining at the condensate pipe on the outside of the crawl space is flowing through foundation wall and back into the crawl space; found termite damaged wood laying on plastic; water intrusion at some seals, beams and rim joists; some floor repairs did not remove all rotted wood under baths and utility closets; mold or fungus found on floor framing at several areas; some beams sagging and partially supported with blocks; some beams have moisture intrusion;

BATHS: Bathroom exhaust fans exhaust into ceilings and into attic; missing tub stoppers at all tubs; missing sink stoppers at 7 baths; #2 bath shower whistles when water flowing; #1 tub has rust in the finish at the drain, rust in mirror; #4 toilet closer than normal to side of tub, leak at tub spout on wall; #5 tub faucet handle loose and toilet whistles when flushed; #6 has a leak at the shower head fitting; #7 faucet handle loose and hum in exhaust fan when operating; #8 bath fan vibrates when operating;


In conclusion, this home, property or building may be acceptable if the items listed here or in the report are considered. Some of these items may need a professional contractor to determine what is needed to correct, repair or replace. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs needed please let me know.

Paris Pressley:

Phones: 404-755-9556 or 770-252-6700
 Atlanta House Surgeons and Real Estate Inspector; Certified Energy Auditor
 Certified ASHI, GAHI, HUD, ICC R-5 Building, Electrical, HVAC and Plumbing Inspector
 State of Georgia Licensed Residential Building Contractor, Master Carpenter RBI-003371
 Email: info@ppinspect.com Sites: www.ppinspect.com www.atlantahousesurgeons.com





A photograph of a brick wall with a vertical crack and a street sign. The wall is made of dark grey bricks with light mortar. A vertical crack runs down the center of the wall. A street sign is mounted on the wall, reading "3196 CHURCH ST.". The sign is white with black text and a black border. The wall is part of a building with a dark roof. There are green leaves visible in the top left corner.

3196 CHURCH ST.















SAA









3196

3196

8

6

4

2





WATER PIPE







NO INSULATION





























ROTATE FORWARD





WIDE
OPENING

30 IN





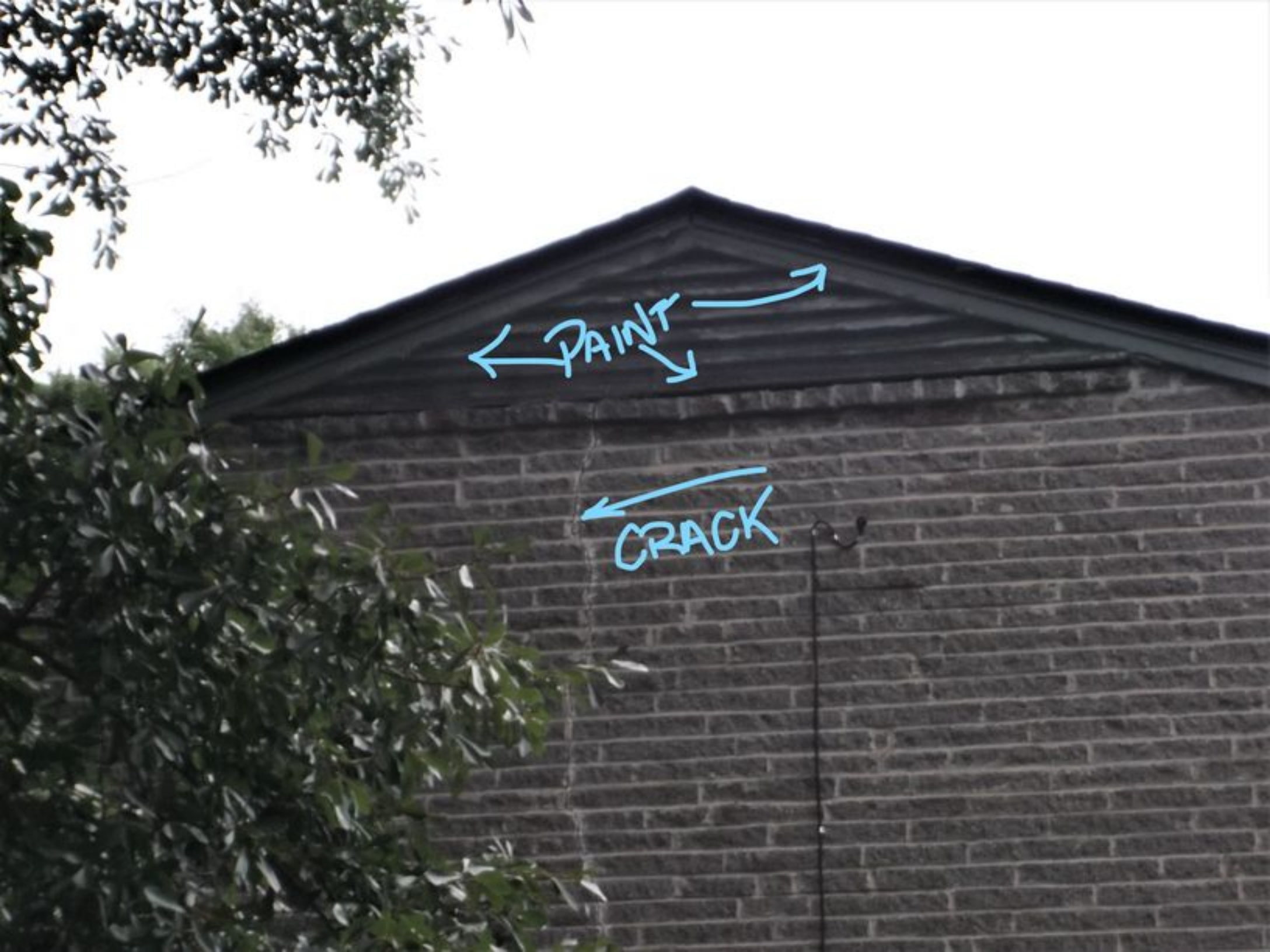
NAILS











← PAINT →

← CRACK →





















#5



#5





#3











3-5
FUNGUS













WATER



APA
Geometric Pacific
For information
visit www.apa.org
2015 10/22/15







WATER

NO PRESSURE
VALVE













Wood







PERFORMA



Dr.

1-800-277-7373
SEE YOUR LOCAL RINNAI DEALER FOR MORE INFORMATION
RINNAI
RINNAI
RINNAI

WARNING
DANGER



Asbestos



STAIN









UNSAFE









SLOPE



NOT
GFCI





DO NOT RETURN

NO REGRESE

1-800-431-5287

WARNING

Goodman



WATER
PIPE

GAS

Flammable Vapors

EXPLOSION HAZARD
Serious injury or death
from or other flammable vapors and liquids
near or in the vicinity of this or any other
appliance. Storage of or use of gasoline
or other flammable liquids in the vicinity of this or any other
appliance is prohibited.

DANGER

Water temperature over 120°F
can cause severe burns
or death from scalds.
Children, disabled and elderly are
at highest risk of being scalded.
See instruction manual before
setting temperature at water
heater.
Test water before bathing or
washing.
Temperature setting valves are
located, see manual.

WARNING

Goodman



ASBESTOS

ASBESTOS













OPEN GROUND



Commercial Electric
MS102H

OPEN GROUND
OPEN NEUTRAL
OPEN HOT
HOT/NEUTRAL
HOT/NEUTRAL
HOT/NEUTRAL
CORRECT



DO NOT RETURN THIS
WATER HEATER TO THE
PLACE OF PURCHASE
1-866-279-4564

ENERGY STAR

WARNING
DO NOT ATTEMPT TO REPAIR OR SERVICER THIS UNIT
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL

DO NOT
WATER
PLACE

WARNING
DO NOT ATTEMPT TO REPAIR OR SERVICER THIS UNIT
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL
UNLESS YOU ARE A QUALIFIED SERVICE PERSONNEL



Yellow warning label on the pressure tank.

PERFORMANCE





Mold





06/19

06/19

06/19



ASBESTOS

08/13
08/12
08/11

plow



DAMAGED
ASB 24/05

Mold



COPPER
STEEL









Model	Serial	Year	Month	Day

Washing Machine
Model No. _____
Serial No. _____
Year _____
Month _____
Day _____

Washing Machine
Model No. _____
Serial No. _____
Year _____
Month _____
Day _____



Woodson Park Academy



A blue poster for Woodson Park Academy featuring a group photo of a baseball team in blue and white uniforms. Below the photo is a calendar grid for the year 2009, with months from January to October visible. The text '2009' is printed at the bottom right of the calendar.

JANUARY	FEBRUARY	MARCH	APRIL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
MAY	JUNE	JULY	AUGUST
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
SEPTEMBER	OCTOBER		
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		

2009



No GFCI









3





4







HOTPOINT

6

ENERGYGUIDE

Compare the Energy Use of this Water Heater with Others Before You Buy

WARNING
To prevent fire or explosion, do not use this water heater if you have a gas leak, or if you smell gas, or if you see a flame or hear a popping sound. Turn off the gas control valve and call your gas supplier for help.

Goodman



HITPOINT


ENERGYGUIDE



Goodman

WARNING
The furnace must be installed and serviced by a qualified technician. Do not attempt to install or service this furnace unless you are a qualified technician. For more information, see the installation and service manual.





ASBESTOS

CORROSION









Handwritten notes on the refrigerator door:

- 7-20
- 0 cup of milk
- more hard-boiled
- 25-30 min daily
- Drive refers to retirement
- to clean my shoe



Notes and photos on the refrigerator door:

- Small photograph of a person's face.
- Business card for "THE UNIVERSITY OF CALIFORNIA" with a logo.









5



5









HOTPOINT

Goodman

WARNING

ENERGY







GAP



UNSAFE

















UL

181A-F
181B-FX

Nashua 324A LISTED 82PA

CEI











\$35

PIECE











A hand-drawn diagram in white ink on a dark wooden background. It features a wavy line with three arrows pointing outwards from a central point, indicating the direction of gas flow. The word "GAS" is written in capital letters to the right of the wavy line.

GAS













BATH
FANS



TRAP











7





Shopping list

1/2 lb ground beef	1/2 lb ground turkey
1/2 lb ground chicken	1/2 lb ground pork
1/2 lb ground lamb	1/2 lb ground venison
1/2 lb ground bison	1/2 lb ground elk
1/2 lb ground moose	1/2 lb ground caribou
1/2 lb ground reindeer	1/2 lb ground muskox
1/2 lb ground yak	1/2 lb ground zebu
1/2 lb ground kudu	1/2 lb ground topi
1/2 lb ground eland	1/2 lb ground reedbuck
1/2 lb ground kudu	1/2 lb ground topi
1/2 lb ground eland	1/2 lb ground reedbuck



66-279-4500

ENERGYGUIDE
S207

INSTALLATION AND OPERATION DETAILS
AUTOMATIC STORAGE WATER HEATER

INSTALLATION AND OPERATION DETAILS
AUTOMATIC STORAGE WATER HEATER





Hols





PERFORMANCE



DO NOT RETURN THIS WATER HEATER TO THE PLACE OF PURCHASE
866-279-4566

DO NOT RETURN THIS WATER HEATER TO THE PLACE OF PURCHASE
866-279-4566

ENERGYGUIDE



WATER













PERFORMANCE SERIES



DO NOT RETURN THIS
WATER HEATER TO THE
PLACE OF PURCHASE

1-866-279-4566

MODEL VHD21A022
SERIAL 07062007
CAUTION - WARNING





STOP
DO NOT RETURN THIS WATER HEATER TO THE PLACE OF PURCHASE
1-866-279-4566

DO NOT RETURN THIS WATER HEATER TO THE PLACE OF PURCHASE
1-866-279-4566

ETERNITY
S-25

MODEL NUMBER LOCAL ENERGY
CAUTION - WARNING

ETERNITY
S-25



PERFORMANCE



CAUTION - WARNING

MODEL K50H400
SERIAL P100001
CAUTION - WARNING



A SBE 107







MODEL V3H02414R22
SERIAL 0106882687

CAUTION - WARNING
THE TANK SHALL NOT BE PURCHASED
FOR INSTALLATION IN A SPACE
WHICH IS NOT SPECIFICALLY DESIGNED
FOR SUCH PURPOSES. ALWAYS USE
FLUE VENTING TO MAINTAIN PROPER
CLEARANCE TO COMBUSTIBLES.
SEE INSTALLATION INSTRUCTIONS FOR
DETAILS.

WARNING
HOT SURFACE
DO NOT TOUCH

WATER HEATER TO THE
PLACE OF PURCHASE
1-866-279-4566

ENERGY







