

# PROPERTY INSPECTION REPORT



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390 Patterson Ave. SE Atlanta, GA.

**Inspection Date:**

Aug 21, 2021

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

K. Crivier

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

Paris Pressley

**Real estate agent/Broker:**

# Report Overview

## CONVENTIONS USED IN THIS REPORT

### REPORT SECTION - Condition Terms:

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

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

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

### SUMMARY SECTION CATEGORIES:

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

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

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

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

## THE SCOPE OF THE INSPECTION

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

## BUILDING DATA

<b>Approximate Age:</b>	1915
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	West
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Cloudy
<b>Recent Rain:</b>	Yes
<b>Ground Cover:</b>	Damp
<b>Temperature:</b>	85

### THE HOUSE IN PERSPECTIVE

Average Quality / Numerous 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.

Home has major renovations, verify if permitted, had inspections, passed inspections. It is advised to have a walk through when vacated.

## Major Concerns

### Exterior

The electrical service wires from the street are anchored to the house with a glass knob that has a screw that can pull out of the wall (should be a I-Bolt with a nut. When a home has major electrical wiring the meter box should be replaced and service should have a disconnect at the outside (old meter still in place, verify there was a electrical permit issued and inspections passed)

### Electrical

Verify the the home's new electrical wiring was permitted, passed all inspections and had a final inspection. When a home has been rewired code states the service meter shall be replaced and a new meter and box shall be installed with a disconnect switch at the outside of the home (not done).

When the walls were spray painted inside the house the painters sprayed paint on the distribution circuit board components and breaker pins (all breakers shall be removed and all paint shall be cleaned on circuit board components, breakers can have poor contact with blades and pins); one screw is missing at the distribution panel cover;

The service cables from the street are anchored to the house with a glass knob (should be a I-Bolt with a nut); There are uncapped wires in the crawlspace under the kitchen floor; there are open outlet boxes in the attic;

### Plumbing

The water heater is resting in water in the drain pan can cause rust and damage; the water heater and drain pan are resting on the soil and should be a concrete pad under the W/H; the main waste pipe to the street is cast iron and appears to be original to the house (cast iron waste pipes have a good life of 50 years if no harsh chemicals or excessive drain cleaners);

### Heating

The furnace was making a whistling sound while operating in the AC mode (have a certified HVAC technician check total system. The house did not cool evenly at some areas or rooms;

Damaged and deteriorated Asbestos materials remain on old metal air duct components in the crawlspace. It appears that old metal ducts with Asbestos tape may have been removed not according to EPD and EPA guidelines. Where Asbestos materials are removed improperly there can be particles in the crawlspace, in the basement, in the soil and in the house under certain conditions.

### Laundry

Pipes leaking at the washer hookup box (water leaking into the wall and floor below laundry room, water damage to wall, floor and floor framing);

## Potential Safety Hazards

### Grounds

Front steps uneven and can be a trip hazard; no handrailing at the rear stairs; the wood deck stairs first off the ground is too high can be a trip hazard; the retaining wall at the right side of the house has excessive leaning and could fall any time;

### Heating

The electrical cable entering the furnace at the attic is contacting sharp metal where it enters the hole and can become a shock and safety hazard (hole should have a bushing in place);

Damaged and deteriorated Asbestos materials remain on old metal air duct components in the crawlspace. It appears that old metal ducts with Asbestos tape may have been removed not according to EPD and EPA guidelines. Where Asbestos materials are removed improperly there can be particles in the crawlspace, in the basement, in the soil and in the house under certain conditions.

## Items to Monitor

### Grounds

This land lot has a odd shape. The lot is wider than it is deep.

## Maintenance

### Grounds

There is a missing support post at the deck floor where it attaches to the side of the house;

Foundation missing foundation vents and door to the crawlspace is not closing properly nor has a latch or lock; at the left side of the house the soil near the near the foundation is surrounded with retaining walls that can hold water that can get through the foundation and into crawlspace;

The driveway has major damage, broken sections and and steep at the incline to the street. Could not access the garage.

**Exterior**

Gutter downspouts pour at the foundation shall be routed at least 2 feet away from the foundation; debris in gutters;

Missing drip edge flashing where the cedar shingles rest on the front porch beam; window screens not installed;

The electrical service cables from the street are attached to a glass knob in the siding can pull out and cause damage (should be a metal I-Bolt in the wall);

Rear entry door lock not striking plate when closed; window screens not installed; There is a hole in the siding where the AC pipes enter the wall shall have a metal hood and hole closed and filled with foam caulk;

There is no lock or latch on the basement or crawlspace door; missing foundation vents;

**Roof**

Missing soffit vents; main roof ridge vent not long enough to exhaust all hot air out the attic during extreme heat days; plumbing pipe flashing installed on top of shingles and face nailed can allow water to get under flashing and into holes (there should be no nails where flashing is not covered with shingles); there is a hump in the roof deck at the right side near the ridge; the roof shingles rise up near the gutter at the left side of the house; missing drip cap flashing on the fascia boards at the front roof gable;

**Electrical**

AC electrical conduit is not clamp to the foundation behind the AC unit at the right side of the house; missing switch and receptacle box covers in the basement ceiling;

**Plumbing**

The gas meter has been shut off and a lock is installed (verify no outstanding gas bills); The water pipe to the street appears to be galvanized steel, seller verify (if main water pipe to the street is steel there may be rust at the inside walls if more than 13 years old); laundry room water pipes leaking into the basement and on the floor seals causing rot and mold;

**Cooling**

Condensate pipe at the exterior wall is not turned down to the ground and routed 3 feet away from the foundation. Condensate drain pipe draining water back into the wall cause water intrusion and water damage at the wall. Excessive hole opening in the siding shall be closed and a hood placed over the open where the AC pipes enter the siding. Refrigerant line insulation deteriorated at the exterior and missing at the attic. The AC electrical conduit is not clamped to the foundation wall can be damaged by movement.

**Laundry**

There is no washer drain pan in the laundry room and no drain pipe leading to the exterior;

**Room1**

Master bedroom door to the kitchen lock not striking plate, missing closet shelves;

Rear door to the deck lock not striking plate; missing strike plate at the front door jamb;

**Room2**

Some door locks not striking plates; floors popping at a few areas; soft or spongy areas under flooring at some areas; missing shelves in bedroom closets; missing bead of caulk where interior door frames end at floor covering;

**Bathroom1**

Master bath floor dips down when entering the door; missing caulk where toilet rest on the floor; shower head pipe loose in the wall; defective tile installation at the shower floor;

**Bathroom2**

Hall bath floor squeaks where tile meet flooring;

# Grounds

**Service Walks**

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

**Stoops/Steps**

**Material**  Concrete  Wood  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted  Cracked  Settled

**Deck/Balcony**

**Material**  Wood  Metal  Composite  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil  
**Finish**  Treated  Painted/Stained  Patched  Safety Hazard  Improper attachment to house  Railing loose

**Fence/Wall**

**Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl  N/A  
**Condition**  Satisfactory  Marginal  Poor  Loose Blocks/Caps  Typical cracks  
**Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged **Operable:**  Yes  No

**Driveway/Parking**

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick  Other  
**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Trip hazard  Fill cracks

**Landscaping affecting foundation**

**Negative Grade**  East  West  North  South  Satisfactory  Wood in contact with/improper clearance to soil  
 Recommend window wells/covers  Trim back trees/shrubberies  Recommend additional backfill

**Retaining wall**

**Material**  Brick  Concrete  Concrete block  Railroad ties  Timbers  Other  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  Drainage holes recommended

**Hose bibs**

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

**Ground General Comments:****Safety Hazard:**

Front steps uneven and can be a trip hazard; no handrailing at the rear stairs; the wood deck stairs first step off the ground is too high can be a trip hazard; the retaining wall at the right side of the house has excessive leaning and could fall any time;

**Item to Monitor:**

This land lot has a odd shape. The lot is wider than it is deep.

**Maintenance:**

There is a missing support post at the deck floor where it attaches to the side of the house;

Foundation missing foundation vents and door to the crawlspace is not closing properly nor has a latch or lock; at the left side of the house the soil near the near the foundation is surrounded with retaining walls that can hold water that can get through the foundation and into crawlspace;

The driveway has major damage, broken sections and and steep at the incline to the street. Could not access the garage.



## Grounds Pictures



Front steps uneven and trip hazard



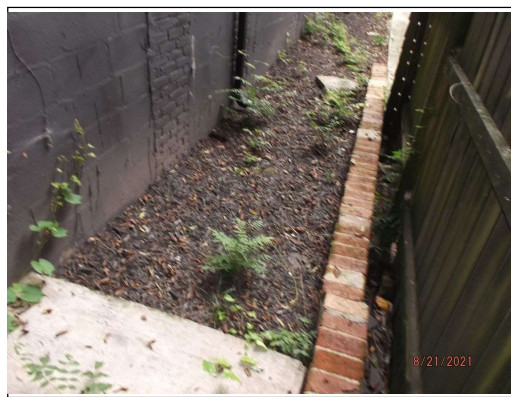
Driveway major damage and steep



Retaining wall major leaning and no holes



Deck missing bolts at house and missing post



Retaining walls can hold water without holes



Missing stoop and no handrails

## Exterior

### Chimney(s)

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

### Gutters/Scuppers/Eavestrough

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

### Siding

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

### Trim

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

**Fascia**

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

**Caulking**

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

**Windows**

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

**Slab-On-Grade/Foundation**

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

**Service Entry**

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

**Building(s) Exterior Wall Construction**

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

**Exterior Door**

<b>Main Entrance</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Patio</b>	<b>Weatherstripping:</b>	<b>Door condition:</b> Satisfactory
<b>Rear door</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Other door</b>	<b>Weatherstripping:</b>	<b>Door condition:</b>
<b>Other</b>		

**Exterior A/C - Heat pump # 1**

**Unit #1** **Location** Side of House  
**Brand:** King **Model #:** General **Approx Age:**  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other \_\_\_\_\_  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No  Improperly sized fuses/breakers  
 Maximum fuse/breaker rating (amps): \_\_\_\_\_ Fuses/Breakers installed (amps): \_\_\_\_\_  
**Level**  Yes  No  Recommend re-level unit **Improper Clearance (air flow)**  Yes  No **Insulation**  Yes  No  Replace  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted **Improper Clearance (air flow)**  Yes  No



**Exterior General Comments:**

**Major Concern:**

The electrical service wires from the street are anchored to the house with a glass knob that has a screw that can pull out of the wall (should be a I-Bolt with a nut. When a home has major electrical wiring the meter box should be replaced and service should have a disconnect at the outside (old meter still in place, verify there was a electrical permit issued and inspections passed)

**Maintenance:**

Gutter downspouts pour at the foundation shall be routed at least 2 feet away from the foundation; debris in gutters;

Missing drip edge flashing where the cedar shingles rest on the front porch beam; window screens not installed;

The electrical service cables from the street are attached to a glass knob in the siding can pull out and cause damage (should be a metal I-Bolt in the wall);

Rear entry door lock not striking plate when closed; window screens not installed; There is a hole in the siding where the AC pipes enter the wall shall have a metal hood and hole closed and filled with foam caulk;

There is no lock or latch on the basement or crawlspace door; missing foundation vents;

### Exterior Pictures



Improper anchor for service cables



Missing flashing where shingles rest on beam



Window screens missing



Hole in wall at AC pipes and no hood



Foundation vents missing at all sides

### 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 3+    Location West    Style Hip    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:**

Missing soffit vents; main roof ridge vent not long enough to exhaust all hot air out the attic during extreme heat days; plumbing pipe flashing installed on top of shingles and face nailed can allow water to get under flashing and into holes (there should be no nails where flashing is not covered with shingles); there is a hump in the roof deck at the right side near the ridge; the roof shingles rise up near the gutter at the left side of the house; missing drip cap flashing on the fascia boards at the front roof gable;

**Roof Pictures**



Ridge vent too small/hump in roof shingles



Flashing on top shingles and face nailed



Hump in shingles left side



Missing drip cap flashing at fascia boards

# Garage/Carport

## Type

None
  Attached
  Detached
  1-Car
  2-Car
  3-Car
  4-Car

## Automatic Opener

Yes
  No
  Operable
  Inoperable

## Safety Reverse

Operable
  Inoperable
  Need(s) adjusting
  Safety hazard
  Photo eyes and pressure reverse tested

## Siding

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

**Condition**
 Satisfactory
  Marginal
  Poor
  Recommend Repair/replace
  Recommend painting

## Trim

**Material**
 Same as house
  Wood
  Aluminum
  Vinyl

**Condition**
 Satisfactory
  Marginal
  Poor
  Recommend Repair/replace
  Recommend painting

## Floor

**Material**
 Concrete
  Gravel
  Asphalt
  Dirt
  Other

**Condition**
 Satisfactory
  Typical cracks
  Large settling cracks
  Recommend evaluation/repair
  Safety hazard

**Burners less than 18" above floor**
 Yes
  No
  N/A

## Sill Plates

**Condition**
 Not Visible
  Floor level
  Elevated
  Rotted/Damaged
  Recommend repair

## Overhead Door(s)

**Material**
 Wood
  Fiberglass
  Masonite
  Metal
  Composite
  Recommend repair

**Condition**
 Hardware loose
  Safety Cable Recommended
  Weatherstripping missing/damaged
  Loose

## Exterior Service Door

**Condition**
 Damaged/Rusted
  Satisfactory
  Marginal
  Poor

## Electrical Receptacles

**Reverse polarity**
 Yes
  No
 **Open ground**
 Yes
  No
  Safety Hazard

**GFCI Present**
 Yes
  No
 Operable:
  Yes
  No
  Handyman/extension cord wiring
  Recommend GFCI Receptacles

## Fire Separation Walls & Ceiling

Present
  Missing

**Condition**
 Satisfactory
  Recommend repair
  Holes walls/ceiling
  Safety hazard(s)

**Moisture Stains Present**
 Yes
  No
 **Typical Cracks**
 Yes
  No

**Fire door**
 Not verifiable
  Not a fire door
  Needs repair
  Satisfactory

**Auto closure**
 N/A
  Satisfactory
  Inoperative
  Missing

# Electrical

## Main panel

**Location** Inside the House     
 **Condition**  Satisfactory  Marginal  Poor     
 **Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60 amp  100 amp  125 amp  150 amp  200 amp  400 amp  120v/240v

**Breakers/Fuses**  Breakers  Fuses     
 **Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No     
 **AFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No

**Main wire**  Copper  Aluminum  Not Visible  Double tapping     
 **Condition**  Satisfactory  Marginal  Poor

**Branch wire**  Copper  Aluminum  Not Visible  Solid Branch Aluminum Wiring  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair     
  Romex  BX cable  Conduit

Knob/Tube  Double tapping     
  Wires undersized/oversized breaker/fuse  Panel not accessible

Not evaluated      Reason: \_\_\_\_\_

## Electrical General Comments:

### Major Concern:

Verify the the home's new electrical wiring was permitted, passed all inspections and had a final inspection. When a home has been rewired code states the service meter shall be replaced and a new meter and box shall be installed with a disconnect switch at the outside of the home (not done).

When the walls were spray painted inside the house the painters sprayed paint on the distribution circuit board components and breaker pins (all breakers shall be removed and all paint shall be cleaned on circuit board components, breakers can have poor contact with blades and pins); one screw is missing at the distribution panel cover;

The service cables from the street are anchored to the house with a glass knob (should be a I-Bolt with a nut); There are uncapped wires in the crawlspace under the kitchen floor; there are open outlet boxes in the attic;

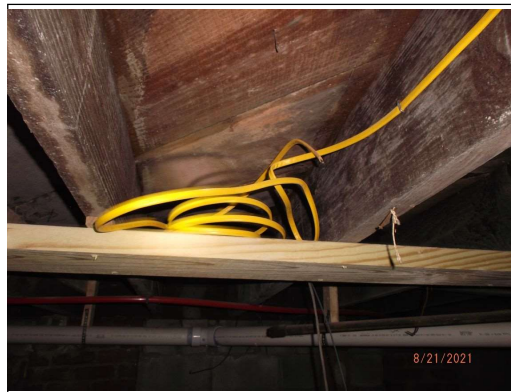
### Maintenance:

AC electrical conduit is not clamp to the foundation behind the AC unit at the right side of the house; missing switch and receptacle box covers in the basement ceiling;

## Electrical Pictures



Improper service cables anchor



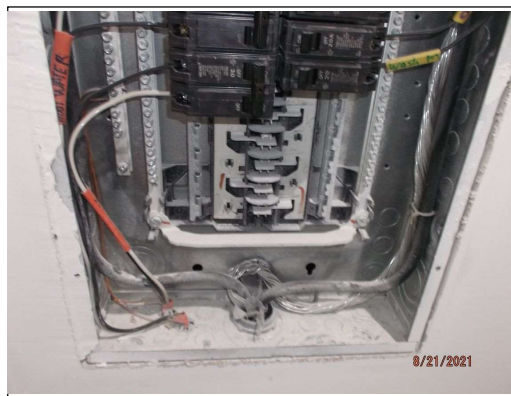
Exposed electrical cable not in box



AC conduit not clamped to foundation wall



Missing outlet covers



Spray paint on circuit board at panel



Missing box covers in the basement

## Plumbing

### Water service

**Main shut-off location:** At the front of the house

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

**Lead other than solder joints**  Yes  No  Unknown  Service entry

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

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

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

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

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

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

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

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

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

**Condition**  Satisfactory  Marginal  Poor  Recommend plumber evaluate

### Water heater

**Brand Name:** Rheem

**Capacity:** 40

**Approx. age:** 1+

**Type**  Gas  Electric  Oil  LP  Other

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

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

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

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

**Condition**  Satisfactory  Marginal  Poor



**Plumbing General Comments:**

**Major Concern:**

The water heater is resting in water in the drain pan can cause rust and damage; the water heater and drain pan are resting on the soil and should be a concrete pad under the W/H; the main waste pipe to the street is cast iron and appears to be original to the house (cast iron waste pipes have a good life of 50 years if no harsh chemicals or excessive drain cleaners);

**Maintenance:**

The gas meter has been shut off and a lock is installed (verify no outstanding gas bills); The water pipe to the street appears to be galvanized steel, seller verify (if main water pipe to the street is steel there may be rust at the inside walls if more than 13 years old); laundry room water pipes leaking into the basement and on the floor seals causing rot and mold;

## Plumbing Pictures



main water pipe steel?



Original cast iron waste pipe



W/H rest in water in pan in soil



Laundry room water pipes leaking water



Pipes leaking at the washer hookup box

# Heating

Remove

## Heating system

**Unit #1** Brand name: Rheem Location Attic

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 2+

**Energy source**  Gas  Electric  Oil  LP  Solid fuel **Other**

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall unit

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested

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

**Controls** **Disconnect:**  Yes  No  Normal operating and safety controls observed

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair  Not Visible

**Filter**  N/A  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  Electronic not tested

**When turned on by thermostat**  Fired  Did not fire **Proper operation:**  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

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

## Heating General Comments:

### Major Concern:

The furnace was making a whistling sound while operating in the AC mode (have a certified HVAC technician check total system. The house did not cool evenly at some areas or rooms;

Damaged and deteriorated Asbestos materials remain on old metal air duct components in the crawlspace. It appears that old metal ducts with Asbestos tape may have been removed not according to EPD and EPA guidelines. Where Asbestos materials are removed improperly there can be particles in the crawlspace, in the basement, in the soil and in the house under certain conditions.

### Safety Hazard:

The electrical cable entering the furnace at the attic is contacting sharp metal where it enters the hole and can become a shock and safety hazard (hole should have a bushing in place);

Damaged and deteriorated Asbestos materials remain on old metal air duct components in the crawlspace. It appears that old metal ducts with Asbestos tape may have been removed not according to EPD and EPA guidelines. Where Asbestos materials are removed improperly there can be particles in the crawlspace, in the basement, in the soil and in the house under certain conditions.

## Heating Pictures



Furnace makes whistling noise operating



Electrical cable contact sharp metal in hole



Damaged Asbestos remains on old metal duc

## Cooling System

### Heat Pump - A/C Unit #1

Brand Name: King

Location: Side of house

Approx. age: 4+

 Central system  Wall unit

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory

**Condensate line/drain**  To exterior  To pump  Floor drain  Other \_\_\_\_\_

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

**Operation** Differential: OK  Not operated due to exterior temperature

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

### Cooling General Comments:

#### Maintenance:

Condensate pipe at the exterior wall is not turned down to the ground and routed 3 feet away from the foundation. Condensate drain pipe draining water back into the wall cause water intrusion and water damage at the wall. Excessive hole opening in the siding shall be closed and a hood placed over the open where the AC pipes enter the siding. Refrigerant line insulation deteriorated at the exterior and missing at the attic. The AC electrical conduit is not clamped to the foundation wall can be damaged by movement.



## Cooling Pictures



Damaged refrigerant line insulation



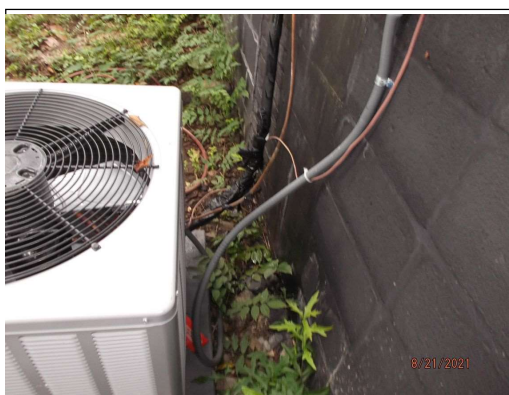
Condensate pipe pour water into wall



Missing refrigerant line insulation at attic



Deteriorated refrigerant line insulation



AC conduit not clamped to the wall

## Kitchen

ADD Kitchen

### Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

### Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

### Plumbing

**Faucet Leaks**  Yes  No **Pipes leak/corroded**  Yes  No **Functional drainage**  Satisfactory  Marginal  Poor

**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Need repair **Functional flow**  Satisfactory  Marginal  Poor

### Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Heating/Cooling Source**  Yes  No

### Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks



**Appliances**

**Disposal**  N/A **Operable:**  Yes  No  Not tested **Trash Compactor**  N/A **Operable:**  Yes  No  Not tested  
**Dishwasher**  N/A **Operable:**  Yes  No  Not tested **Exhaust fan**  N/A **Operable:**  Yes  No  Not tested  
**Range**  N/A **Operable:**  Yes  No  Not tested **Refrigerator**  N/A **Operable:**  Yes  No  Not tested  
**Oven**  N/A **Operable:**  Yes  No  Not tested **Microwave**  N/A **Operable:**  Yes  No  Not tested  
**Range/Oven**  Gas  Electric **Cooktop**  N/A **Operable:**  Yes  No  Not tested

**Other** \_\_\_\_\_ **Operable:**  Yes  No  Not tested  
**Dishwasher airgap**  Yes  No **Dishwasher drain line looped**  Yes  No **Receptacles present**  Yes  No **Operable:**  Yes  No  
**GFCI**  Yes  No **Operable:**  Yes  No **Recommend GFCI Receptacles:**  Yes  No  Potential Safety Hazard(s)  
**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard(s)

**Kitchen General Comments:**

**Major Concern:**

The kitchen floor is sagging in the center and slopes to the sink area; the dishwasher is not square under the counter; the stove is not connected to a anti tilt device; the dishwasher appears to still have the service tag inside (verify hooked up properly and operational)

**Kitchen Pictures**



Floor sagging and slopes to sink wall



Dishwasher not used



Not square under counter



No anti tilt device connected to stove

# Laundry

## Laundry

**Faucet leaks**  Yes  No **Pipes leak**  Yes  No  Not Visible **Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No **Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** **Open ground/reverse polarity:**  Yes  No  Safety Hazard  
**GFCI present**  Yes  No **Operable:**  Yes  No **Recommend GFCI Receptacles:**  Yes  No  
**Appliances**  Water heater  Furnace/Boiler **Washer:**  Yes  No **Dryer:**  Yes  No  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas Shut-off Valve:**  N/A  Yes  No  Cap needed  Safety Hazard  Not Visible

## Laundry General Comments:

### Major Concern:

Pipes leaking at the washer hookup box (water leaking into the wall and floor below laundry room, water damage to wall, floor and floor framing);

### Maintenance:

There is no washer drain pan in the laundry room and no drain pipe leading to the exterior;

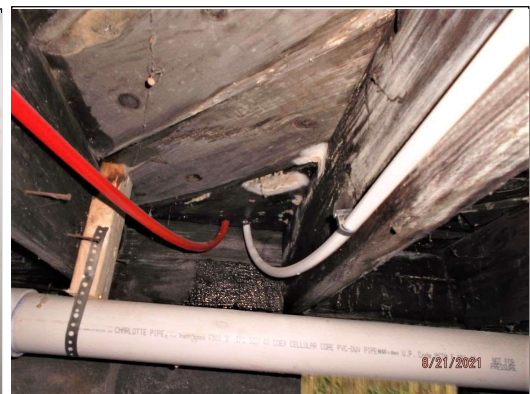
## Laundry Pictures



No washer drain pan



Pipes leaking into wall and floor



Water & water damage under laundry room

# Rooms

**Location:** Main Level

**Type:** Rooms

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

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

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

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

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

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

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

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

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

## Rooms General Comments:

### Maintenance:

Master bedroom door to the kitchen lock not striking plate, missing closet shelves;

Rear door to the deck lock not striking plate; missing strike plate at the front door jamb;

## Rooms Pictures



No shelves in the master closets



Missing strike plate at the front door

# Room 2

## Room

**Location:** Front of House

**Type:** Rooms

### Walls & Ceiling

Satisfactory  Marginal  Poor  Typical cracks  Damage

### Moisture stains

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

### Floor

Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

### Electrical

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

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

### Heating source present

Yes  No

### Holes:

Doors  Walls  Ceilings

### Bedroom Egress restricted

N/A  Yes  No

### Doors

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

### Windows

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

### Ceiling fan

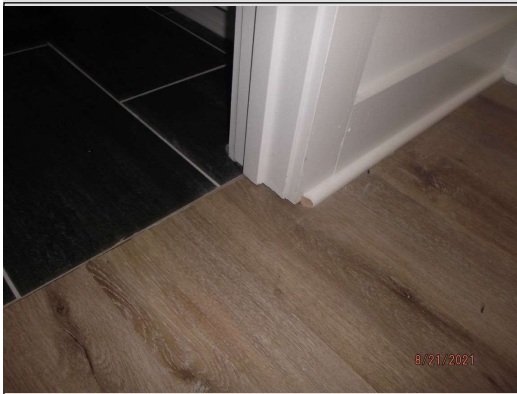
N/A  Satisfactory  Marginal  Poor  Recommend repair/replace

## Room 2 General Comments:

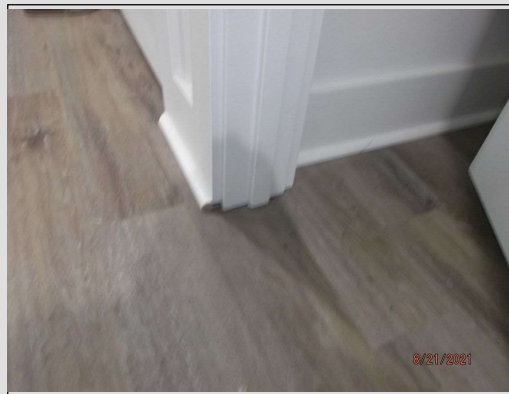
### Maintenance:

Some door locks not striking plates; floors popping at a few areas; soft or spongy areas under flooring at some areas; missing shelves in bedroom closets; missing bead of caulk where interior door frames end at floor covering;

## Room2 Pictures



Missing bead of caulk



Missing caulk



# Bathroom 1

**Location:** Master Bath **Type:** 3/4

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

**Tubs**  N/A

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

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

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

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

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

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

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

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

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

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

## Bathroom 1 General Comments:

### Maintenance:

Master bath floor dips down when entering the door; missing caulk where toilet rest on the floor; shower head pipe loose in the wall; defective tile installation at the shower floor;

## Bathroom1 Pictures



Missing caulk where toilet rest on the floor



Shower head loose/poor floor tile installation

# Bathroom 2

**Location:** Main Bath **Type:** Full

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

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

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

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

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

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

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

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

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

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

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

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

## Bathroom 2 General Comments:

### Maintenance:

Hall bath floor squeaks where tile meet flooring;

# Basement

## Stairs

**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair

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

**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor

**Material**  ICF  Brick  Concrete block  Fieldstone  Poured concrete

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

**Walls Comment:** House was resting on stacked brick pillars at exterior walls and skirt wall installed between pillars in later years.

**Floor**

- Material**  Concrete  Dirt/Gravel  Not Visible  Other \_\_\_\_\_
- Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible
- Seismic bolts**  N/A  Not Visible  Appears Satisfactory  Recommend evaluation

**Drainage**

- Sump pump**  Yes  No  Working  Not Working  Needs cleaning  Pump not tested
- Floor drains**  Yes  No  Not visible  Drains not tested

**Girders/Beams**

- Condition**  Not visible  Satisfactory  Marginal  Poor
- Material**  Steel  Wood  Concrete  LVL  Not visible

**Columns**

- Condition**  Not visible  Satisfactory  Marginal  Poor
- Material**  Steel  Wood  Concrete  Block  Not visible

**Joists**

- Condition**  Not visible  Satisfactory  Marginal  Poor
- Material**  Steel  Wood  Truss  Not visible  2x8  2x10  2x12  Engineered I-Type  Sagging/altered joists

- Sub floor**  N/A  Not Visible  Appears Satisfactory

**Basement General Comments:**

**Major Concern:**

Damaged and deteriorated Asbestos materials remain on old metal air duct components in the crawlspace. It appears that old metal ducts with Asbestos tape may have been removed not according to EPD and EPA guidelines. Where Asbestos materials are removed improperly there can be particles in the crawlspace, in the basement, in the soil and in the house under certain conditions.

**Maintenance:**

Water damage to floor framing and seals where the laundry and kitchen areas are above; Mold and fungus noted on floor framing; debris in the basement/crawlspace; soil wet in the crawlspace; missing joist hangers at several floor joists; Improper wood beams installation under floors at some areas (single 2 by 10 turned on the side)

**Basement Pictures**



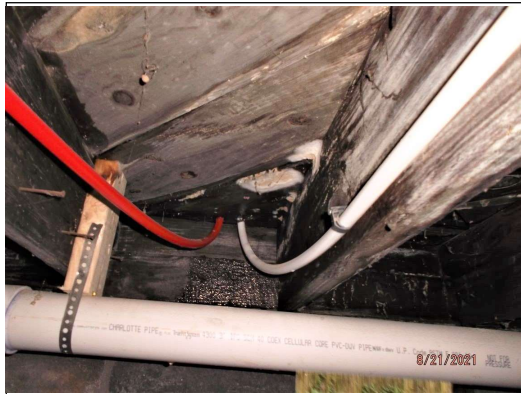
Missing joist hangers or 2 by 2 ledger at areas



Fungus on floor framing



Improper wood for a beam



Water damage, mold, fungus



Soil wet, debris, no moisture barrier



Debris and missing moisture barrier

# Interior

## Windows/Glass

**Condition**  Satisfactory  Marginal  Poor  Needs Repair  Representative number of windows operated  Painted shut  
 Glazing compound needed  Cracked glass  Hardware missing  Broken counter-balance mechanism

**Evidence of Leaking Insulated Glass**  N/A  Yes  No **Safety Glazing Needed:**  Yes  No

**Security Bars Present:**  Yes  No  Not tested  Safety Hazard  Test release mechanism before moving in

## Fireplace 1

Location:

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

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

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

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

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

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

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

## Stairs/Steps/Balconies

**Balconies**  N/A  Satisfactory  Marginal  Have evaluated  Monitor

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

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

## Smoke/Carbon Monoxide detectors

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

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



**Attic/Structure/Framing/Insulation**

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access  Closet door

**Inspected from**  Access panel  In the attic  Other \_\_\_\_\_

**Location**  Hallway  Garage  Bedroom Closet  Other \_\_\_\_\_

**Access limited by:** \_\_\_\_\_ **Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Vermiculite  Rock wool  Other \_\_\_\_\_

**Depth:** 12  Recommend baffles at eaves  Damaged  Displaced  Missing  Compressed

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

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation

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

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

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  Other \_\_\_\_\_

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

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

**Interior General Comments:****Maintenance:**

Roof structure supported with single 2 by 4 braces but should be 2-2 by 4s nailed together. Missing collar ties at main roof rafters. poor attic ventilation at the ridge and soffits (need additional roof ventilation and soffit venting). There is no service floor leading to the furnace is a fall and safety hazard. There is a pipe crossing over the attic door open that is a fall and safety hazard when entering and exiting the attic via attic opening. The attic door cannot fully close because the metal pipe cross over the stair resting place. There is an open chase leading from the main level into the attic (can allow a fire to get to the attic quickly and should be closed with insulation Batts. Outlet boxes missing cover plates.

**Interior Pictures**

Pipe crosses over stair entry safety issue



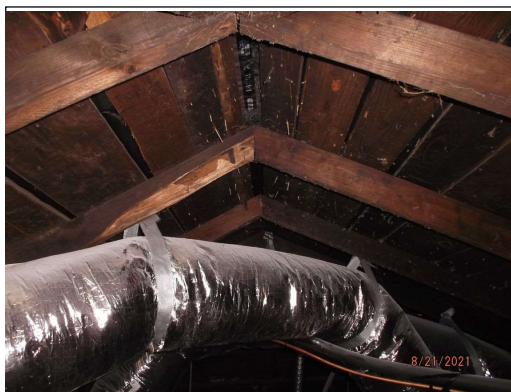
Missing service floor leading to furnace



Open chase in attic floor



Not enough ridge ventilation



Missing collar ties



Single 2 by 4s for braces should be two

### AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

Thank You Very Much! If there are any questions about the inspection or the inspection report please let me know.

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

State of Georgia Licensed Residential Building & Home Improvement Contractor: Atlanta House Surgeons

