

PROPERTY INSPECTION REPORT



PARIS PRESSLEY REI Cell: 404-617-4973 Website: www.ppinspect.com Email: info@ppinspect.com



6177 Susan Lane, Doraville, GA.

Inspection Date:

Oct 1, 2026

This confidential report is prepared exclusively for:

Luis Díaz

Prepared By:

PARIS PRESSLEY REI

Report Number:

1599

Inspector:

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

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

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

BUILDING DATA

Approximate Age: 1959
Style: Single Family
Main Entrance Faces: South
State of Occupancy: Vacant
Weather Conditions: Sunny
Recent Rain: No
Ground Cover:
Temperature: 85

THE HOUSE IN PERSPECTIVE

Calidad media / Numerosas reparaciones

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.

Hay una ampliación en la parte trasera de la vivienda. Verifique si tenía un permiso y si fue inspeccionada por la oficina de Inspecciones de Doraville o si fue inspeccionada por el condado.

Items to Monitor

Heating

La vida útil de diseño promedio del sector para la mayoría de los hornos de aire forzado es de 15-20 años, y la vida útil de diseño promedio del sector para la mayoría de las unidades condensadoras de aire acondicionado es de 10-15 años. fecha de 1998

The industry average service design life for most forced air furnaces is 15-20 years, and the industry average service design life for most air conditioning condensing units is 10-15 years. 1998 date

Maintenance

Grounds

No hay pasamanos en el porche delantero (donde hay 4 o más escalones, se debe instalar un pasamanos. Los escalones traseros estaban podridos y rotos, pero estaban siendo reparados al momento de la inspección. El camino de ladrillos delantero presenta asentamiento y hundimiento, por lo que es necesario volver a colocar los ladrillos.

El piso del porche delantero tiene una pendiente que se aleja de la puerta principal. El piso del porche delantero está a más de 30 pulgadas sobre el suelo (necesita barandillas de protección por seguridad). Daños en la valla de madera en algunas áreas.

El terreno tiene una pendiente hacia los cimientos traseros y una pendiente deficiente que se aleja del lado izquierdo de la casa. El agua puede drenar hacia los cimientos y entrar al espacio de acceso durante lluvias prolongadas e intensas. Los respiraderos de los cimientos están dañados, las mallas están desprendidas y faltan las puertas de los respiraderos. Grietas comunes en los cimientos. Algunas baldosas sueltas en los escalones de entrada.

There are no handrails at the front porch (where there are 4 or more steps there shall be a handrail installed. The rear steps were rotted and broken but were being repaired at the time of the inspection. The front brick walkway has settling and sagging that needs the bricks relayed.

The front porch floor slopes away from the front door. The front porch floor is more than 30 inches above the ground (needs guardrails for safety).

The soil slopes to the rear foundation and poor slope away from the left side of the house. Water can drain to the foundation and into the crawlspace during long and heavy rain. Foundation vents damaged, screens detached, vent doors missing. Common cracks in the foundation.

Exterior

Hay una ampliación de una habitación en la parte trasera de la casa (verifique si el departamento de construcción de Doraville emitió permisos de construcción y si se realizaron inspecciones. La parte inferior del piso de la ampliación está a menos de 18 pulgadas del suelo. No hay aislamiento debajo del piso en la ampliación trasera. No se puede verificar que las viguetas del piso de la ampliación tengan colgadores de viguetas y que el larguero en la banda de la casa esté correctamente atornillado a la casa.

Falta el tapajuntas sobre la parte superior de las ventanas. Algunas ventanas más nuevas tienen tapajuntas incorporado si están instaladas correctamente y si la barrera contra la humedad se colocó correctamente en la casa antes de instalar el revestimiento.

Los bajantes vierten agua junto a los cimientos en varias áreas alrededor de la casa y deberían desviarse correctamente. Hay paja de pino en los canalones delanteros.

Algunas mosquiteras de las ventanas tienen agujeros, la fibra está deteriorada y faltan algunas mosquiteras. Hay un vidrio de ventana agrietado en el lado izquierdo de la casa. El marco de la puerta de entrada trasera tiene daños por agua y pudrición en la parte inferior.

There is a rear room addition to the house (verify if there were building permits issued by the Doraville building department and inspections done. The room addition floor underside is closer than 18 inches to the ground. There is no insulation under the floor at the rear addition. Cannot verify the room addition floor joists have joist hangers and the ledger at the house band is bolted properly to the house.

Missing flashing over the top of the windows. Some newer windows have built in flashing if they are installed properly and moisture barrier properly put on the house before the siding is installed.

Downspouts pour at the foundation at several areas around the house should be routed away properly. Pine straw in the front gutters.

Some window screens have holes, fiber rotting and a few screens missing. There is a cracked window glass at the left side of the house. The rear entry door frame has water damage and rot at the bottom.

Roof

El tapajuntas de tubería y ventilación está instalado sobre las tejas en la brida inferior y clavado por la cara. Los clavos pueden salirse, el agua puede meterse debajo del tapajuntas y entrar en los agujeros del revestimiento del techo y causar filtraciones con el tiempo. No debería haber clavos por la cara en el tapajuntas y donde haya clavos en las bridas laterales, deberían estar cubiertos con las tejas. Hay alquitrán

Hay cables por la cara en el tapajuntas y donde haya cables en las juntas laterales, deberían estar cubiertos con las tejas. Hay alquitrán colocado alrededor del tapajuntas de la tubería en varias áreas.

Hay una antena parabólica de TV atornillada al techo que puede causar filtraciones con el tiempo y debería retirarse. Falta el borde de goteo metálico en las tablas de la fascia debajo de las tejas. Se pueden ver reparaciones del techo en el valle trasero.

Pipe and vent flashing is installed on top of the shingles at the bottom flange and face nailed. Nails can extract, water can get under flashing and into holes in the roof covering and cause leaks over time. There should be no face nails in the flashing and where there are nails on the side flanges they should be covered with the shingles. Tar placed around the pipe flashing at several areas.

There is a TV dish bolted to the roof that can cause leaks over time and should be removed. Missing metal drip edge on the fascia boards under the shingles. Can see roof patches at the rear valley.

Electrical

Los cables de servicio desde la calle hasta la casa no están formando un bucle hacia la parte superior del mástil en el lado derecho de la casa (el agua puede correr por los cables y entrar en los orificios de la parte superior del mástil). Los tomacorrientes del baño no están protegidos por GFCI. La luz del porche delantero no se encendió. Hay cables eléctricos que conducen al reflector exterior empalmados entre sí en el ático detrás del horno, en la parte superior. El tomacorriente exterior no estaba energizado.

Se recomienda que un electricista revise el sistema eléctrico para realizar mantenimiento y servicio.

The service cables from the street to the house are not looped up to the mast head at the right side of the house (water can run down the cables and get into the holes in the mast head). Bathroom receptacles are not GFCI protected. The front porch light did not illuminate. There are electrical wires leading to the flood light outside tapped together in the attic behind the furnace overhead. Receptacle at the exterior was not energized.

It is advised to have a electrician check the electrical system for maintenance and service.

Plumbing

Faltan dispositivos antisifón en los grifos para manguera. La presión del agua superior a 80 psi es demasiado alta (reemplazar la válvula de presión del agua debajo de la casa). La fecha del calentador de agua es 2002. Los calentadores de agua tienen una vida útil de aproximadamente 12 años. Este tiene 24 años. No hay un tanque de expansión encima del calentador de agua. No hay una bandeja de drenaje para el calentador de agua ni una tubería de drenaje que conduzca al exterior. No hay ningún agujero ni agujeros cortados en la puerta del armario del calentador de agua para permitir que entre aire al armario del calentador de agua. El calentador de agua tiene una etiqueta roja del proveedor de gas en la tubería (puede indicar un problema de seguridad, no entra aire al armario).

Se puede ver una tubería de desagüe de plástico negro ABS en el espacio de acceso que va hacia el jardín delantero (se descubrió que esta tubería se agrieta, se parte o tiene fugas bajo ciertas condiciones).

El sistema de tuberías de agua parece ser de tubería de acero. Las tuberías de acero o galvanizadas tienen una vida útil de aproximadamente 40 a 60 años. Estas tuberías pueden comenzar a oxidarse en las paredes interiores alrededor de los 40 años.

El sistema original de tuberías de desagüe era de tubería de hierro fundido. Este tipo de tubería puede durar aproximadamente de 50 a 75 años. Puede comenzar a oxidarse y presentar agujeros alrededor de los 50 años. Parece que las tuberías de desagüe han sido reemplazadas debajo de la casa, pero no se puede determinar si la tubería principal de desagüe debajo del jardín delantero ha sido reemplazada. Se recomienda realizar una inspección del alcantarillado con una cámara para ver el interior de la tubería de desagüe.

La tubería de gas que conduce al horno en el ático no está asegurada ni apoyada sobre el piso del ático. Parte de la tubería de gas en el ático es tubería de agua. La tubería de ventilación de gas del calentador de agua en el ático está tocando el aislamiento y la madera.

Missing anti siphon devices at the hose faucets. Water pressure over 80 psi is too high (replace water pressure valve under the house). The water heater date is 2002. Water heaters have a good life of about 12 years. This one is 24 years old. There is no expansion tank above the water heater. There is no water heater drain pan and a drain pipe leading to the exterior. There is no hole or holes cut in the water heater closet door to let air into the water heater closet. The water heater has a gas provider red tag on the pipe (may indicate safety issue, no air getting into the closet).

The water pipe system appears to be steel pipe. Steel or galvanized water pipe has a good life of about 40 to 60 years or so. These pipe can get rusty at the inner walls around 40 years.

The original waste pipe system was cast iron pipe. This type of pipe can last about 50 to 75 years. It can start to rust and get holes at about 50 years. It appears the waste pipe have been replaced under the house but cannot tell if the main waste pipe under the front yard has been replaced. It is advised to have a sewer scope (camera) sent down the waste pipe to see inside.

The gas pipe leading to the furnace in the attic is not secured and supported to the attic floor. Some of the gas pipe in the attic is water pipe. The water heater gas vent pipe in the attic touching insulation and wood.

Heating
La fecha del horno es 1998. Los hornos tienen una vida útil de unos 21 años. Este horno tiene casi 30 años y puede estar al final de su vida útil.

The furnace date is 1998. Furnaces have a good life of about 21 years. This furnace is almost 30 years old and may be at the end of use.

Conductos de aire polvorientos. Air ducts dusty.

Cooling
AC unit disconnected and damaged at the rear yard. Unidad de aire acondicionado desconectada y dañada en el patio trasero.

Kitchen
Los gabinetes y la encimera de la cocina están dañados y al final de su vida útil. La estufa se está oxidando y no funciona. El microondas no funcionaba correctamente. El piso de la cocina se inclina hacia el lado de la estufa de la habitación (puede tener daños por agua y reparaciones defectuosas en el piso). Hay cables eléctricos expuestos en el gabinete debajo del fregadero. Poco flujo de agua en el grifo del fregadero de la cocina.

The kitchen cabinets and counter are damaged and end of use. The stove is rusting and not operational. The microwave did not operate properly. The kitchen floor slopes to the stove side of the room (may have water damage and defective repairs to the floor). There are exposed electrical wires in the sink cabinet. Poor water flow at the kitchen sink faucet.

Room1
Hay baldosas del suelo agrietadas y rotas en varias áreas de la casa. El suelo de la sala de estar se inclina hacia la pared exterior y la esquina. Hay manchas de agua en el techo de la sala de estar. Hay moho en el área inferior de la pared del armario de abrigo (no se puede determinar si el desbordamiento del canalón causó el moho).

There are cracked and broken floor tiles at various areas in the house. The living room floor slopes to the exterior wall and corner. There are water stains in the living room ceiling. Mold in the coat closet at the lower wall area (cannot tell if gutter overflow caused the mold).

Room2
Nivel principal 2: El piso del pasillo se inclina hacia la derecha o hacia la parte trasera de la casa. Baldosas del piso dañadas y faltantes en algunas áreas. Pintura descascarada en el techo del dormitorio de la esquina delantera. Vidrio de la ventana roto en el dormitorio de la esquina delantera.

Main Level 2: Hall floor slopes to the right or rear of the house. Damaged and missing floor tiles at areas. Peeling paint at the front corner bedroom ceiling. Broken window glass at the front corner bedroom.

Bathroom1
La bañera del baño trasero no tiene tapón, hay moho en el techo. La tubería de desagüe del lavabo es una trampa en S (puede permitir que el gas de alcantarillado, el gas metano y el gas radón entren en la casa). El tomacorriente del baño trasero no está protegido por GFCI. La puerta del gabinete del lavabo está retirada.

Rear bathroom tub has no stopper, mold on the ceiling. The sink drain pipe is a S-Trap (can let sewer gas, methane gas and radon gas into the house). Receptacle in the rear bath is not GFCI protected. The sink cabinet door is removed.

Bathroom2
Baño principal: gabinete del lavabo dañado, el piso tiene pendiente hacia un lado, falta el tapón del lavabo, el tomacorriente no está protegido por GFCI, el acabado de la bañera está desgastado, azulejos de pared rotos junto al grifo de la bañera, falta el tapón de la bañera. Las perillas del grifo de la bañera están flojas. La rejilla de ventilación está desprendida del techo.

Main Bath: sink cabinet damaged, floor slope to one side, sink stopper missing, the receptacle is not GFCI protected, the tub finish worn, broken wall tiles at tub faucet, missing tub stopper. Tub faucet knobs loose. The air vent is detached from the ceiling.

Interior
La escalera del ático es demasiado larga y la puerta del ático no cierra completamente. Se pueden ver manchas de agua debajo del entablado del techo alrededor de una tubería de ventilación del techo visible en el ático.

Se recomienda instalar detectores de humo y CO en todas las habitaciones destinadas a dormir y uno en el pasillo fuera de las habitaciones destinadas a dormir. Instale uno también en el área de la sala de estar.

The attic ladder is too long and attic door does not fully close. Can see water stains under the roof decking around a roof vent pipe seen in the attic.

It is advised to install Smoke and CO detectors in all rooms for sleeping and one in the hall outside rooms for sleeping. Install one in the living room area also.

Crawlspace

Falta una barrera contra la humedad en el suelo del espacio de acceso. Las rejillas de ventilación de los cimientos están dañadas, faltan las mallas y las puertas necesitan ser reemplazadas. La puerta del espacio de acceso necesita reparación. No se pueden ver todas las áreas del espacio de acceso.

No hay aislamiento debajo de la ampliación de la habitación y la parte inferior del sistema de piso está expuesta.

Missing moisture barrier on the ground in the crawlspace. Foundation vents damaged, missing screens and doors need replacements. The crawlspace door needs repair. Cannot see all areas of the crawlspace.



Grounds

Service Walks

Material

☐ Concrete☐ Flagstone☐ Gravel☒ Brick☐ Other

Condition

☐ Satisfactory☐ Marginal☒ Poor☒ Trip hazard☐ Typical cracks☐ Settling cracks

Stoops/Steps

Material

☒ Concrete☐ Wood☐ Railing/Balusters recommended

Condition

☐ Satisfactory☒ Marginal☒ Poor☐ Safety Hazard☐ Uneven risers☐ Rotted☐ Cracked☐ Settled

Deck/Balcony

Material

☐ Wood☐ Metal☐ Composite☐ Railing/Balusters recommended

Condition

☐ Satisfactory☐ Marginal☐ Poor☐ Wood in contact with soil

Finish

☐ Treated☐ Painted/Stained☐ Patched☐ Safety Hazard☐ Improper attachment to house☐ Railing loose

Fence/Wall

Type

☐ Brick☐ Block☒ Wood☐ Metal☐ Chain Link☐ Rusted☐ Vinyl☐ N/A

Condition

☐ Satisfactory☒ Marginal☒ Poor☐ Loose Blocks/Caps☐ Typical cracks

Gate

☒ N/A☐ Satisfactory☐ Marginal☐ Poor☐ Planks missing/damaged

Operable

☐ Yes☐ No

Driveway/Parking

Material

☒ Concrete☐ Asphalt☐ Gravel/Dirt☐ Brick☐ Other

Condition

☒ Satisfactory☐ Marginal☐ Poor☐ Settling Cracks☐ Typical cracks☐ Trip hazard☐ Fill cracks

Landscaping affecting foundation

Negative Grade

☐ East☒ West☒ North☐ South☐ Satisfactory☐ Wood in contact with/improper clearance to soil

☐ Recommend window wells/covers☒ Trim back trees/shrubberies☐ Recommend additional backfill

Retaining wall

Material

☐ Brick☐ Concrete☐ Concrete block☐ Railroad ties☐ Timbers☐ Other

Condition

☐ Satisfactory☐ Marginal☐ Poor☐ Safety Hazard☐ Leaning/cracked/bowed☐ Drainage holes recommended

Hose bibs

Condition

☒ Satisfactory☐ Marginal☐ Poor

Operable

☒ Yes☐ No

Anti-siphon valve

☐ Yes☒ No

Ground General Comments:

Maintenance:

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El terreno tiene una pendiente hacia los cimientos traseros y una pendiente deficiente que se aleja del lado izquierdo de la casa. El agua puede drenar hacia los cimientos y entrar al espacio de acceso durante lluvias prolongadas e intensas. Los respiraderos de los cimientos están dañados, las mallas están desprendidas y faltan las puertas de los respiraderos. Grietas comunes en los cimientos. Algunas baldosas sueltas en los escalones de entrada.

There are no handrails at the front porch (where there are 4 or more steps there shall be a handrail installed. The rear steps were rotted and broken but were being repaired at the time of the inspection. The front brick walkway has settling and sagging that needs the bricks relayed.

The front porch floor slopes away from the front door. The front porch floor is more than 30 inches above the ground (needs guardrails for safety).

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Grounds Pictures



Need handrails/floor slope away/loose tiles



Vents damaged



Wood fence damage at areas



Soil slope to the foundation



Poor soil slope away



Walkway need relay/porch floor slope away

Exterior

Add Chimney

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Other ☐ Cement-Fiber
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend Repair/Painting ☐ Damaged wood

Fascia

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

Caulking

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

Windows

Material ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad **Screens** ☐ Glazing Compound/Caulk needed
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Failed/Fogged Insulated Glass ☐ Wood rot ☐ Recommend Repair/Painting

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Missing
Brand: **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:

Maintenance:

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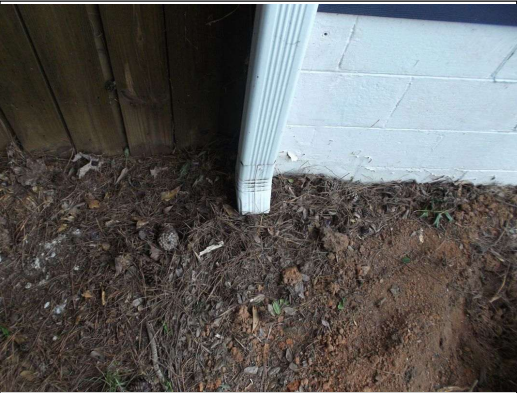
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Exterior Pictures



Downspouts pour at the foundation



Verifique que la ampliación trasera tuviera per



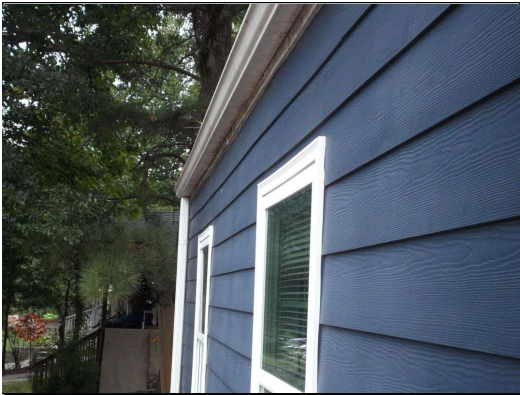
Missing bead of caulk over box



No se pueden ver los soportes de viguetas ni l



Podredumbre en el marco de la puerta



Sin tapajuntas sobre las ventanas.

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/ARoof # 3☒ N/ARoof # 4☒ N/A

Roof # 1PitchMediumLayers1Age10+LocationSouthStyleGableTypeAsphalt 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

Poor☐ 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:

El tapajuntas de tubería y ventilación está instalado sobre las tejas en la brida inferior y clavado por la cara. Los clavos pueden salirse, el agua puede meterse debajo del tapajuntas y entrar en los agujeros del revestimiento del techo y causar filtraciones con el tiempo. No debería haber clavos por la cara en el tapajuntas y, donde haya clavos en las bridas laterales, deberían estar cubiertos con las tejas. Hay alquitrán colocado alrededor del tapajuntas de la tubería en varias áreas.

Hay una antena parabólica de TV atornillada al techo que puede causar filtraciones con el tiempo y debería retirarse. Falta el borde de goteo metálico en las tablas de la fascia debajo de las tejas. Se pueden ver reparaciones del techo en el valle trasero.

Pipe and vent flashing is installed on top of the shingles at the bottom flange and face nailed. Nails can extract, water can get under flashing and into holes in the roof covering and cause leaks over time. There should be no face nails in the flashing and where there are nails on the side flanges they should be covered with the shingles. Tar placed around the pipe flashing at several areas.

There is a TV dish bolted to the roof that can cause leaks over time and should be removed. Missing metal drip edge on the fascia boards under the shingles. Can see roof patches at the rear valley.

Roof Pictures



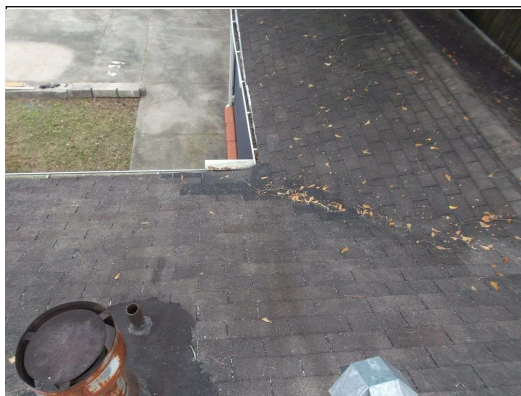
Dish pole bolted to the roof



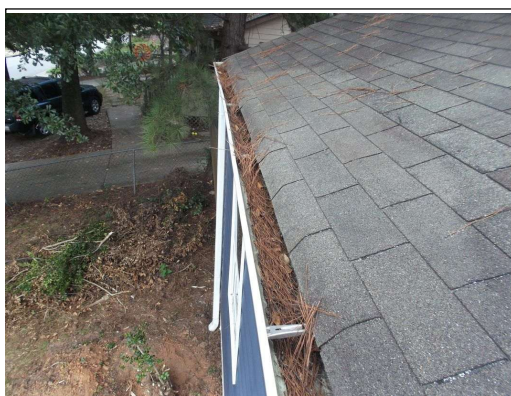
Tar around flashing and boots



Tar around flashing and pipe



Roof patching rear valley



Pine straw in gutters

Electrical

Main panel

Location	Side of 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: _____											

Maintenance:

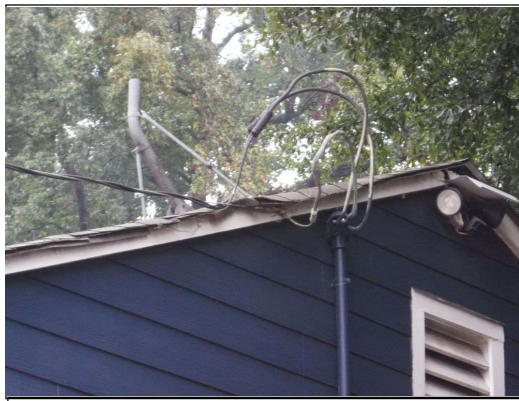
Los cables de servicio desde la calle hasta la casa no están formando un bucle hacia la parte superior del mástil en el lado derecho de la casa (el agua puede correr por los cables y entrar en los orificios de la parte superior del mástil). Los tomacorrientes del baño no están protegidos por GFCI. La luz del porche delantero no se encendió. Hay cables eléctricos que conducen al reflector exterior empalmados entre sí en el ático detrás del horno, en la parte superior. El tomacorriente exterior no estaba energizado.

Se recomienda que un electricista revise el sistema eléctrico para realizar mantenimiento y servicio.

The service cables from the street to the house are not looped up to the mast head at the right side of the house (water can run down the cables and get into the holes in the mast head). Bathroom receptacles are not GFCI protected. The front porch light did not illuminate. There are electrical wires leading to the flood light outside tapped together in the attic behind the furnace overhead. Receptacle at the exterior was not energized.

It is advised to have a electrician check the electrical system for maintenance and service.

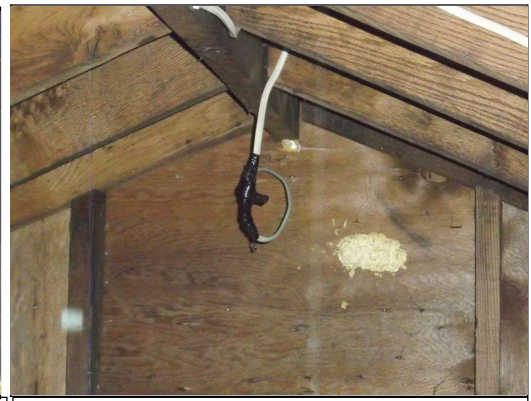
Electrical Pictures



Cables not looped up to mast head



Receptacle not energized



Wires tapped together in the attic

Plumbing

Water service

Main shut-off location: Front of Building

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

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor **Flow** ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

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

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Water heater

Brand Name: Enviro Temp

Capacity: 40 gl

Approx. age: 2002

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other

Combustion air venting present ☐ N/A ☐ Yes ☒ No

Seismic restraints needed ☒ N/A ☐ Yes ☐ No

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

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

Condition ☐ Satisfactory ☐ Marginal ☒ Poor

Plumbing General Comments:

Maintenance:

Faltan dispositivos antisifón en los grifos para manguera. La presión del agua superior a 80 psi es demasiado alta (reemplazar la válvula de presión del agua debajo de la casa).La fecha del calentador de agua es 2002. Los calentadores de agua tienen una vida útil de aproximadamente 12 años. Este tiene 24 años. No hay un tanque de expansión encima del calentador de agua. No hay una bandeja de drenaje para el calentador de agua ni una tubería de drenaje que conduzca al exterior. No hay ningún agujero ni agujeros cortados en la puerta del armario del calentador de agua para permitir que entre aire al armario del calentador de agua. El calentador de agua tiene una etiqueta roja del proveedor de gas en la tubería (puede indicar un problema de seguridad, no entra aire al armario).

Se puede ver una tubería de desagüe de plástico negro ABS en el espacio de acceso que va hacia el jardín delantero (se descubrió que esta tubería se agrieta, se parte o tiene fugas bajo ciertas condiciones).

El sistema de tuberías de agua parece ser de tubería de acero. Las tuberías de acero o galvanizadas tienen una vida útil de aproximadamente 40 a 60 años. Estas tuberías pueden comenzar a oxidarse en las paredes interiores alrededor de los 40 años.

El sistema original de tuberías de desagüe era de tubería de hierro fundido. Este tipo de tubería puede durar aproximadamente de 50 a 75 años. Puede comenzar a oxidarse y presentar agujeros alrededor de los 50 años. Parece que las tuberías de desagüe han sido reemplazadas debajo de la casa, pero no se puede determinar si la tubería principal de desagüe debajo del jardín delantero ha sido reemplazada. Se recomienda realizar una inspección del alcantarillado con una cámara para ver el interior de la tubería de desagüe.

La tubería de gas que conduce al horno en el ático no está asegurada ni apoyada sobre el piso del ático. Parte de la tubería de gas en el ático es tubería de agua. La tubería de ventilación de gas del calentador de agua en el ático está tocando el aislamiento y la madera.

Missing anti siphon devices at the hose faucets. Water pressure over 80 psi is too high (replace water pressure valve under the house). The water heater date is 2002. Water heaters have a good life of about 12 years. This one is 24 years old. There is no expansion tank above the water heater. There is no water heater drain pan and a drain pipe leading to the exterior. There is no hole or holes cut in the water heater closet door to let air into the water heater closet. The water heater has a gas provider red tag on the pipe (may indicate safety issue, no air getting into the closet).

The water pipe system appears to be steel pipe. Steel or galvanized water pipe has a good life of about 40 to 60 years or so. These pipe can get rusty at the inner walls around 40 years.

The original waste pipe system was cast iron pipe. This type of pipe can last about 50 to 75 years. It can start to rust and get holes at about 50 years. It appears the waste pipe have been replaced under the house but cannot tell if the main waste pipe under the front yard has been replaced. It is advised to have a sewer scope (camera) sent down the waste pipe to see inside.

The gas pipe leading to the furnace in the attic is not secured and supported to the attic floor. Some of the gas pipe in the attic is water pipe. The water heater gas vent pipe in the attic touching insulation and wood.

Plumbing Pictures



Missing anti siphon devices at hose faucets



ABS black plastic waste pipe at foundation



Gas pipe not supported and secured to floor



Galvanized water pipes may have rust inside



Water heater 2002 end of use



Water pressure over 80 psi

Heating

Remove

Heating system

Unit #1

Brand name: Carrier

Location Attic

System condition

☐ Satisfactory

☒ Marginal

☐ Poor

☒ Recommended HVAC technician examine

Approx. age: 1998

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:

Item to Monitor:

La vida útil de diseño promedio del sector para la mayoría de los hornos de aire forzado es de 15-20 años, y la vida útil de diseño promedio del sector para la mayoría de las unidades condensadoras de aire acondicionado es de 10-15 años. fecha de 1998

The industry average service design life for most forced air furnaces is 15-20 years, and the industry average service design life for most air conditioning condensing units is 10-15 years. 1998 date

Maintenance:

La fecha del horno es 1998. Los hornos tienen una vida útil de unos 21 años. Este horno tiene casi 30 años y puede estar al final de su vida útil.

The furnace date is 1998. Furnaces have a good life of about 21 years. This furnace is almost 30 years old and may be at the end of use.

Conductos de aire polvorientos. Air ducts dusty.

Heating Pictures



Furnace may be at the end of use



Air duct dusty



Air duct dusty

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Removed **Location:** Exterior **Approx. age:** ☒ Central system ☐ Wall unit

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

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

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

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

Operation **Differential:** _____ ☐ Not operated due to exterior temperature

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

Maintenance:

AC unit disconnected and damaged at the rear yard. Unidad de aire acondicionado desconectada y dañada en el patio trasero.

Cooling Pictures



AC detached and damaged

Kitchen

[ADD Kitchen](#)

Countertops

Condition ☐ Satisfactory ☐ Marginal ☒ Recommend repair/caulking

Cabinets

Condition ☐ Satisfactory ☐ Marginal ☒ Recommend repair/caulking

Plumbing

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

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

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Heating/Cooling Source ☒ Yes ☐ No

Floor

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Sloping ☐ Squeaks

Appliances

Disposal ☒ N/A **Operable:** ☐ Yes ☐ No ☐ Not tested **Trash Compactor** ☐ N/A **Operable:** ☐ Yes ☐ No ☐ Not tested

Dishwasher ☒ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Exhaust fan** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Range ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Refrigerator** ☐ N/A **Operable:** ☐ Yes ☐ No ☒ Not tested

Oven ☒ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Microwave** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Range/Oven ☐ Gas ☐ Electric **Cooktop** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Other _____ **Operable:** ☐ Yes ☐ No ☐ Not tested

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

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

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

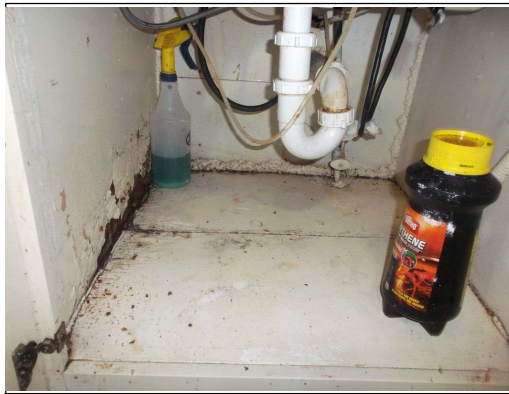
Kitchen General Comments:**Maintenance:**

Los gabinetes y la encimera de la cocina están dañados y al final de su vida útil. La estufa se está oxidando y no funciona. El microondas no funcionaba correctamente. El piso de la cocina se inclina hacia el lado de la estufa de la habitación (puede tener daños por agua y reparaciones defectuosas en el piso). Hay cables eléctricos expuestos en el gabinete debajo del fregadero. Poco flujo de agua en el grifo del fregadero de la cocina.

The kitchen cabinets and counter are damaged and end of use. The stove is rusting and not operational. The microwave did not operate properly. The kitchen floor slopes to the stove side of the room (may have water damage and defective repairs to the floor). There are exposed electrical wires in the sink cabinet. Poor water flow at the kitchen sink faucet.

Kitchen Pictures

Cabinet damage, floor sinking



Water damage to cabinet



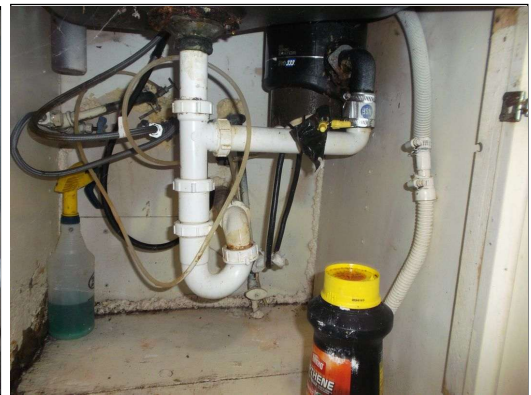
Low water flow at sink faucet



Microwave not working properly



Stove end of use



Exposed electrical wires

Laundry**Laundry**

Faucet leaks

☐ Yes ☒ No

Pipes leak

☐ Yes ☐ No ☒ Not Visible

Cross connections

☐ Yes ☐ No ☐ Potential Safety Hazard

Heat source present

☒ Yes ☐ No

Room vented

☒ Yes ☐ No

Dryer vented

☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☒ Plastic dryer vent not recommended

☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

Electrical

Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety Hazard

GFCI present

☐ Yes ☒ No

Operable:

☐ Yes ☐ No

Recommend GFCI Receptacles:

☒ Yes ☐ No

Appliances

☐ Water heater ☐ Furnace/Boiler

Washer:

☐ Yes ☒ No

Dryer:

☐ Yes ☒ No

Washer hook-up lines/valves

☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas Shut-off Valve:

☒ N/A ☐ Yes ☐ No ☐ Cap needed ☐ Safety Hazard ☐ Not Visible

Laundry General Comments:

Maintenance:

El piso del cuarto de lavado está hundido, hay manchas de agua y moho en las paredes. No hay bandeja de drenaje para la lavadora ni tubería de desagüe hacia el exterior.

The laundry room floor is sagging, water stains and mold on the walls. No washer drain pan and drain pipe to the exterior.

Laundry Pictures



Floor sink, mold on wall, no drain pan

Rooms

Location: Main Level

Type: Rooms

Walls & Ceiling

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains

☒ Yes ☐ No

Where: Ceiling at air vent

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

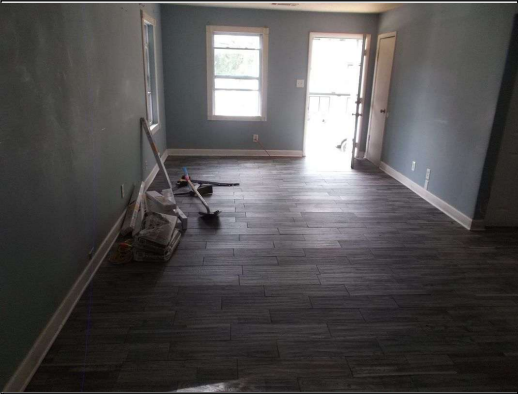
Rooms General Comments:

Maintenance:

Hay baldosas del suelo agrietadas y rotas en varias áreas de la casa. El suelo de la sala de estar se inclina hacia la pared exterior y la esquina. Hay manchas de agua en el techo de la sala de estar. Hay moho en el área inferior de la pared del armario de abrigos (no se puede determinar si el desbordamiento del canalón causó el moho).

There cracked and broken floor tiles at various areas in the house. The living room floor slopes to the exterior wall and corner. There are water stains in the living room ceiling. Mold in the coat closet at the lower wall area (cannot tell if gutter overflow caused the mold).

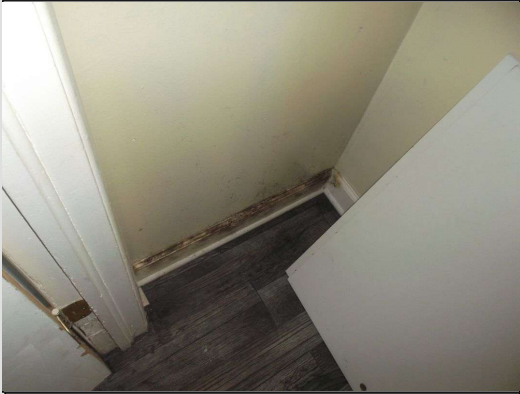
Rooms Pictures



Floor slopes to left and exterior wall corner



Broken and damaged tiles



Mold in coat closet

Room 2

Room

Location:

Main Level 2

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:

Nivel principal 2: El piso del pasillo se inclina hacia la derecha o hacia la parte trasera de la casa. Baldosas del piso dañadas y faltantes en algunas áreas. Pintura descascarada en el techo del dormitorio de la esquina delantera. Vidrio de la ventana roto en el dormitorio de la esquina delantera.

Main Level 2: Hall floor slopes to the right or rear of the house. Damaged and missing floor tiles at areas. Peeling paint at the front corner bedroom ceiling. Broken window glass at the front corner bedroom.

Room2 Pictures

Hall floor slopes to the right

Broken window glass

Peeling paint at bedroom ceiling

Bathroom 1

Location:

Rear Bathroom

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:

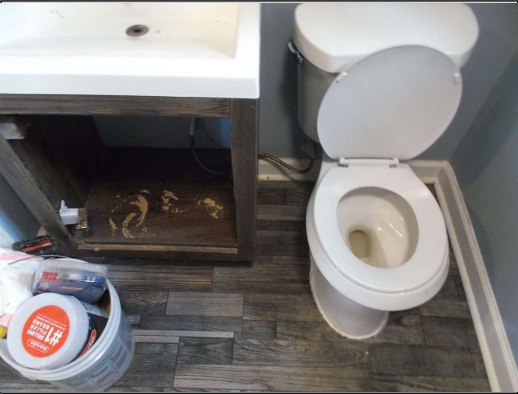
☒ Yes ☐ No ☐ Noisy

Maintenance:

La bañera del baño trasero no tiene tapón, hay moho en el techo. La tubería de desagüe del lavabo es una trampa en S (puede permitir que el gas de alcantarillado, el gas metano y el gas radón entren en la casa). El tomacorriente del baño trasero no está protegido por GFCI. La puerta del gabinete del lavabo está retirada.

Rear bathroom tub has no stopper, mold on the ceiling. The sink drain pipe is a S-Trap (can let sewer gas, methane gas and radon gas into the house). Receptacle in the rear bath is not GFCI protected. The sink cabinet door is removed.

Bathroom1 Pictures



Cabinet door off



Stains in bath ceiling



Sink drain pipe is a S-Trap unsafe

Bathroom 2

Location:

Hall 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

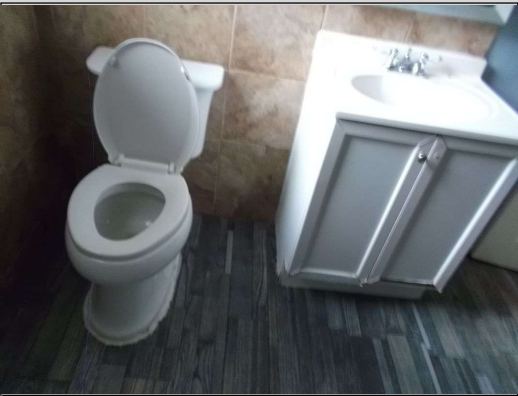
Bathroom 2 General Comments:

Maintenance:

Baño principal: gabinete del lavabo dañado, el piso tiene pendiente hacia un lado, falta el tapón del lavabo, el tomacorriente no está protegido por GFCI, el acabado de la bañera está desgastado, azulejos de pared rotos junto al grifo de la bañera, falta el tapón de la bañera. Las perillas del grifo de la bañera están flojas. La rejilla de ventilación está desprendida del techo.

Main Bath: sink cabinet damaged, floor slope to one side, sink stopper missing, the receptacle is not GFCI protected, the tub finish worn, broken wall tiles at tub faucet, missing tub stopper. Tub faucet knobs loose. The air vent is detached from the ceiling.

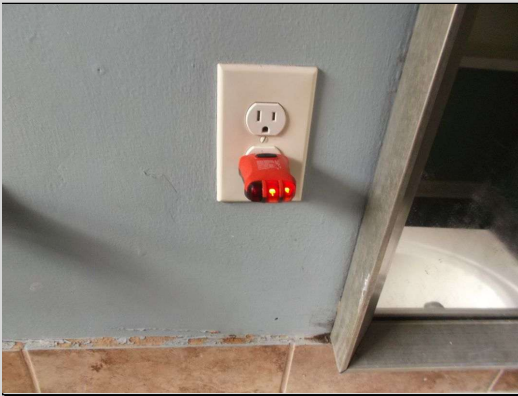
Bathroom2 Pictures



Cabinet water damage



Stains in tub, broke tiles, faucet handles loose



Outlets not GFCI protected

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

No Fireplace

Stairs/Steps/Balconies

Balconies ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access ☐ Stairs ☒ Pulldown ☐ Scuttlehole/Hatch ☐ No Access ☐ Closet door

Inspected from ☐ Access panel ☒ In the attic ☐ Other _____

Location ☒ Hallway ☐ Garage ☐ Bedroom Closet ☐ Other _____

Access limited by: _____ **Flooring** ☐ Complete ☐ Partial ☐ None

Insulation ☐ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Vermiculite ☐ Rock wool ☐ Other _____

Depth: 10 to 14 inches of insulation ☐ 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:**

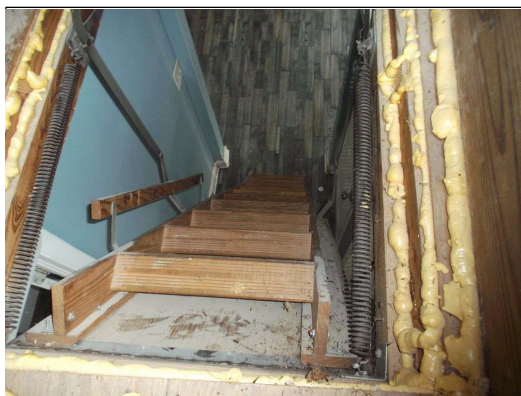
La escalera del ático es demasiado larga y la puerta del ático no cierra completamente. Se pueden ver manchas de agua debajo del entablado del techo alrededor de una tubería de ventilación del techo visible en el ático.

Se recomienda instalar detectores de humo y CO en todas las habitaciones destinadas a dormir y uno en el pasillo fuera de las habitaciones destinadas a dormir. Instale uno también en el área de la sala de estar.

The attic ladder is too long and attic door does not fully close. Can see water stains under the roof decking around a roof vent pipe seen in the attic.

It is advised to install Smoke and CO detectors in all rooms for sleeping and one in the hall outside rooms for sleeping. Install one in the living room area also.

Interior Pictures



Ladder too long



Insulation OK

Crawl Space

Crawl space☒ Full crawlspace☐ Interior hatch/door**Conditioned (heated/cooled)**☐ Yes☐ No**Access**☒ Exterior☐ Combination basement/crawl space/slab☐ Full Via basement☐ No access**Inspected from**☒ Access panel☐ In the crawl space**Foundation walls****Handrail**☒ Satisfactory☐ Marginal☐ Have Evaluated☐ Monitor☐ Cracks☐ Movement**Material**☒ Concrete block☐ Poured concrete☐ Stone☐ ICF☐ Wood☐ Brick**Floor**☐ Concrete☐ Gravel☒ Dirt☐ Typical cracks☐ Not Visible☐ Vapor barrier present☐ Other**Seismic bolts**☒ None visible☐ Appear satisfactory☐ Recommend evaluation

Drainage

Sump pump

☐ Yes☒ No

Operable:

☐ Yes☐ No☐ Pump not tested

Standing water

☐ Yes☒ No☐ Not Visible

Evidence of moisture damage

☐ Yes☐ No

Ventilation

☒ Wall vents☐ Power vents☐ None apparent☐ Additional ventilation recommended☐ Evidence of moisture damage

☐ Perimeter Vents

Girders/Beams/Columns

☐ Steel☒ Wood☐ Masonry☐ Not Visible☐ Sagging/Altered

Condition

☒ Satisfactory☐ Marginal☐ Poor

Joists

☒ Wood☐ Engineered I-Type☐ Sagging/Altered joists

Condition

☒ Satisfactory☐ Marginal☐ Poor

Subfloor

☐ Not Visible☒ Indication of moisture stains/rotting

Condition

☒ Satisfactory☐ Marginal☐ Poor

Insulation

☒ None☐ Type:

Location

☐ Walls☐ Between floor joists☐ Other

Vapor barrier

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

Crawlspace General Comments:

Maintenance:

Falta una barrera contra la humedad en el suelo del espacio de acceso. Las rejillas de ventilación de los cimientos están dañadas, faltan las mallas y las puertas necesitan ser reemplazadas. La puerta del espacio de acceso necesita reparación. No se pueden ver todas las áreas del espacio de acceso.

No hay aislamiento debajo de la ampliación de la habitación y la parte inferior del sistema de piso está expuesta.

Missing moisture barrier on the ground in the crawlspace. Foundation vents damaged, missing screens and doors need replacements. The crawlspace door needs repair. Cannot see all areas of the crawlspace.

Crawlspace Pictures



Vent need replacement



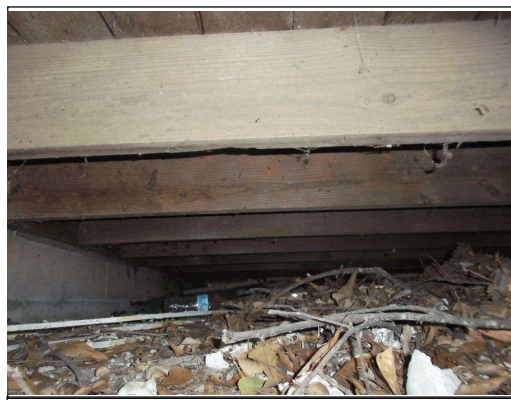
Vent needs replacement



Missing moisture barrier plastic



No plastic on the ground



No insulation under room addition

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.