

PROPERTY INSPECTION REPORT



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1102 Grand Hill Dr. Alpharetta, GA.

Inspection Date:

1-21-2021

This confidential report is prepared exclusively for:

David and Anna Bostic

Prepared By:

PPREI Company

Report Number:

1003

Inspector:

Paris Pressley: R-5 Master Building Inspector
Georgia Licensed Residential Contractor

Real estate agent/Broker:

C. Hill

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. Minimum and expected wear and tear will be considered but no exaggerated. Unexpected repairs should still be anticipated if the home is a pre-year 90s, 80s, 70s... 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:	2002
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	59

THE HOUSE IN PERSPECTIVE

Well Built / Lacking Maintenance

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.

Potential Safety Hazards

Grounds

Wood deck has unsafe conditions (deck improperly connected to house, connected to the house through the brick, missing joist hangers), stairs poorly bearing on deck rim joist;

Electrical

Electrical cables contact sharp metal in the bushings on the distribution panel;

Kitchen

Microwave pops fire when operating; exhaust fan electrical conduit broken in cabinet;

Maintenance

Grounds

Soil erosion at the front yard at the downspout at the right bay window; soil erosion at the rear yard and no grass or ground cover to control erosion; front block fence wall has settling cracks; driveway fence gate has defective electrical motor used to open gate (keeps tripping breaker); the AC concrete pad at the left side of the house has settled and soil settled and erosion caused by acidic condensate water;

Exterior

The front step for the front porch has settled and settling crack caused by downspout pouring on the step and walkway; Water damage at some front porch wood trim; cannot see roof flashing extending out from the dormers stucco where they rest on the front roof deck; wood deck posts contact soil at the rear yard; the chimney can metal needs painting;

Roof

Missing and defective roof to wall flashing at various areas of the roof system; pipe and vent flashing have been installed on top of shingles and face nailed can cause leaks over time; cannot verify there is roof-to-wall flashing at the front dormers extending out the stucco; there are damaged shingles at some areas near the gutters; chimney can metal needs painting;

Garage

Slight water damage to the vehicle door frames at the bottoms; Ceiling lights have been attached to the drywall instead of to the framing can come loose over time; verify the exterior service door closes properly (not square); slight water damage to entry door;

Electrical

There are electrical cables laying on top of the ground at the gate entry; Front porch outlet cover damaged; exterior outlet at the basement door was not energized; could not reset GFCI at garage exterior; there is defective electrical conduit and exposed wires the exhaust fan in the kitchen cabinet; ceiling fans at the decks are rusting;

Plumbing

Improper sediment trap in gas pipe leading to the attic furnace; water pressure 112 is too high (replace pressure valve); no expansion tank above water heater in garage; basement water heater date is 2005 (water heaters last 11 years average);

Cooling

Missing and damaged refrigerant line insulation at several AC units; condensate drain pipes pouring at the foundation no routed away; rust at attic furnace drain pan; corrosion at air handler pipe entry may indicate defective cooling coil; air duct system dusty and needs cleaning;

Kitchen

Gas stove center burner not operational; dishwasher at end of use; kitchen cabinet doors have loose hinges at several areas; some cabinet drawers have rough or defective rollers;

Laundry

No washer drain pan installed; no water at the laundry sink;

Room1

Stairwell window has defective seal (seal broken); split in one window sash at the front of the house;

Bathroom1

1st bedroom bath missing caulk where the floor tile terminates at metal threshold strip; the Jack and Jill tub spout is leaking back onto the tile can let water into the wall under certain conditions; rust on master bath shower tile may indicate faucet leak in the wall or nail in wall board rusting;

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:**Safety Hazard:**

Wood deck has unsafe conditions (deck improperly connected to house, connected to the house through the brick, missing joist hangers), stairs poorly bearing on deck rim joist;

Maintenance:

Soil erosion at the front yard at the downspout at the right bay window; soil erosion at the rear yard and no grass or ground cover to control erosion; front block fence wall has settling cracks; driveway fence gate has defective electrical motor used to open gate (keeps tripping breaker); the AC concrete pad at the left side of the house has settled and soil settled and erosion caused by acidic condensate water;

Grounds Pictures



Soil erosion and missing ground cover



Settling cracks in masonry fence wall



Wood deck unsafe, bolted through brick



Deck stairs poor bearing on deck rim joist



Soil erosion at downspouts



Poor soil slope and missing ground cover

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** 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:** Replace **Door condition:** Satisfactory
Patio **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Rear door **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Other door **Weatherstripping:** Marginal **Door condition:** Satisfactory
Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** West Side
Brand: Carrier **Model #:** NA **Approx Age:** 9+
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): OK _____ 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 A/C - Heat pump #2

Unit #2 _____ **Location** _____
Brand: _____ **Model #:** _____ **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:

The front step for the front porch has settled and settling crack caused by downspout pouring on the step and walkway; Water damage at some front porch wood trim; cannot see roof flashing extending out from the dormers stucco where they rest on the front roof deck; wood deck posts contact soil at the rear yard; the chimney cap metal needs painting;

Exterior Pictures



Settling crack front stairs, cause downspout



Front porch wood trim water damage



Front porch post water damage



Wood deck support posts contact soil



Paint peeling at chimney cap



No flashing extending out of stucco

Roof

Roof Visibility

None
 All
 Partial
 Unable to walk on tile
 Unable to walk on roof

Inspected From

Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof

Roof # 2 N/A
 Roof # 3 N/A
 Roof # 4 N/A

Roof # 1 Pitch Steep Layers Age 10+ Location South 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

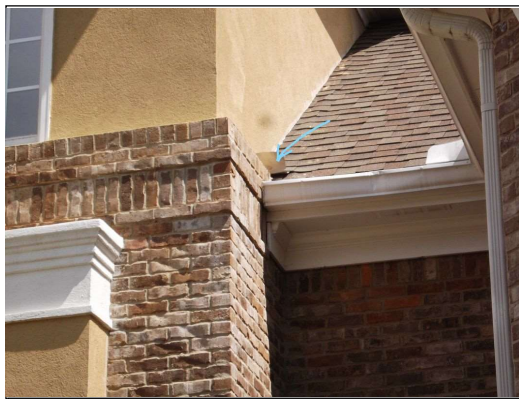
Condition
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Maintenance:

Missing and defective roof to wall flashing at various areas of the roof system; pipe and vent flashing have been installed on top of shingles and face nailed can cause leaks over time; cannot verify there is roof-to-wall flashing at the front dormers extending out the stucco; there are damaged shingles at some areas near the gutters; chimney cap metal needs painting;

Roof Pictures



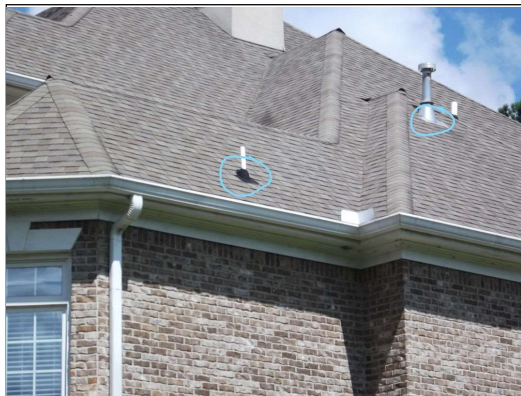
Improper kickout flashing at roof to stucco



Cannot see flashing extending out stucco



Shingle damage at the rear roof



Pipe and vent flashing face nailed on shingles



Chimney cap needs painting



Roof water bypass flashing @ front of house

Garage/Carport

ADD

Type

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

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

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

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 Satisfactory
 Hardware loose
 Safety Cable Recommended
 Weatherstripping missing/damaged
 Loose

Exterior Service Door

- Condition** Damaged/Rusted
 Satisfactory
 Marginal
 Poor

Electrical Receptacles

- Reverse polarity** Yes
 No
 Open ground Yes
 No
 Safety Hazard
GFCI Present Yes
 No
 Operable: Yes
 No
 Handyman/extension cord wiring
 Recommend GFCI Receptacles

Fire Separation Walls & Ceiling Present Missing

- Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
- Moisture Stains Present** Yes No **Typical Cracks** Yes No
- Fire door** Not verifiable Not a fire door Needs repair Satisfactory
- Auto closure** N/A Satisfactory Inoperative Missing

Garage/Carport General Comments:

Maintenance:

Slight vehicle damage to the vehicle door frames at the left and right sides; Ceiling lights have been attached to the drywall instead of to the framing can come loose over time; verify the exterior service door closes properly (not square); slight water damage to entry door;

Garage/Carport Pictures



Garage ceiling lights attached to sheetrock



Damage to vehicle door frame



damage to vehicle door frame

Electrical

Main panel

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

Electrical General Comments:

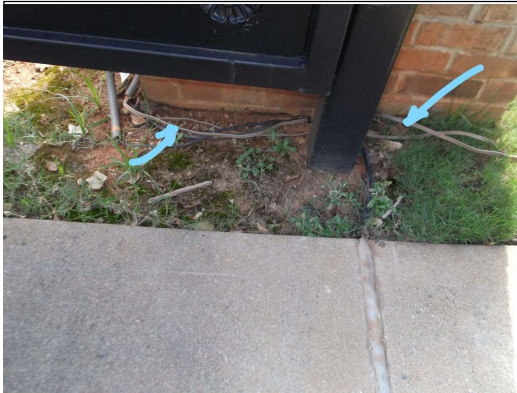
Safety Hazard:

Electrical cables contact sharp metal in the bushings on the distribution panel;

Maintenance:

There are electrical cables laying on top of the ground at the gate entry; Front porch outlet cover damaged; exterior outlet at the basement door was not energized; could not reset GFCI at garage exterior; there is defective electrical conduit and exposed wires the exhaust fan in the kitchen cabinet; ceiling fans at the decks are rusting;

Electrical Pictures



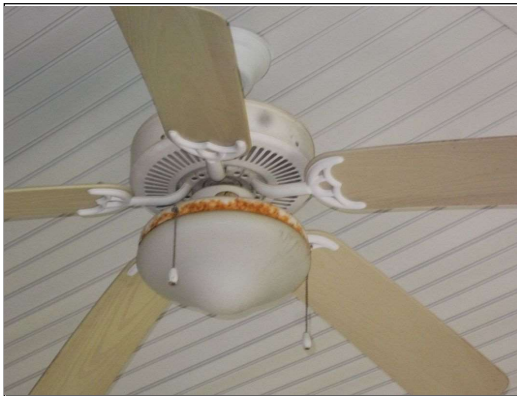
Electrical cables on top of ground at the gate



Damaged conduit at the stove exhaust fan



Electrical cables contact sharp metal in panel



Deck ceiling fans have rust in finish

Plumbing

Water service

Main shut-off location: Street

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: Kenmore

Capacity: 40 Gal **Approx. age:** 2005

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:

Improper sediment trap in gas pipe leading to the attic furnace; water pressure 112 is too high (replace pressure valve); no expansion tank above water heater in garage; basement water heater date is 2005 (water heaters last 11 years average);

Plumbing Pictures



Water pressure 112 is too high



No expansion tank above water heater



Improper sediment trap in furnace gas pipe



Water heater date 2005 is at end of use

Heating

Remove

Heating system

Unit #1 Brand name: Trane Location Attic and Basement

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 15 yrs

Energy source Gas Electric Oil LP Solid fuel [Other](#)

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

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

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

Combustion air venting present N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

Cooling System

Heat Pump - A/C Unit #1

Brand Name: _____ Location: _____ 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

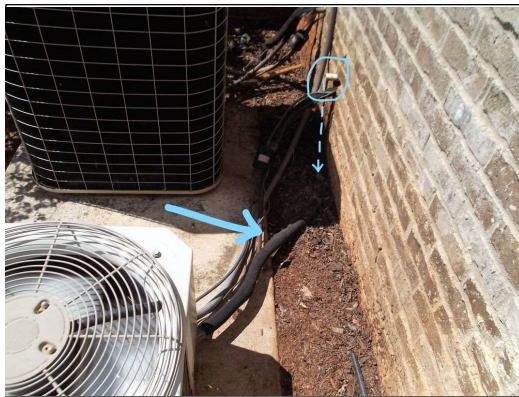
condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Cooling General Comments:

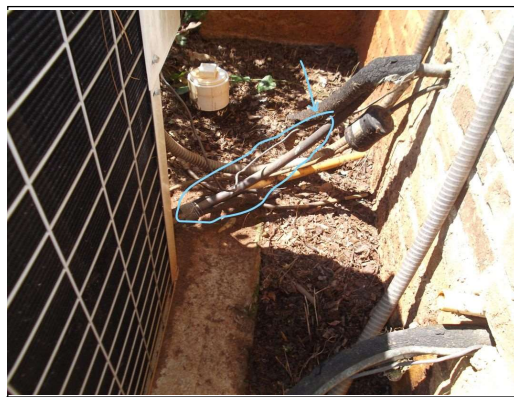
Maintenance:

Missing and damaged refrigerant line insulation at several AC units; condensate drain pipes pouring at the foundation no routed away; rust at attic furnace drain pan; corrosion at air handler pipe entry may indicate defective cooling coil; air duct system dusty and needs cleaning;

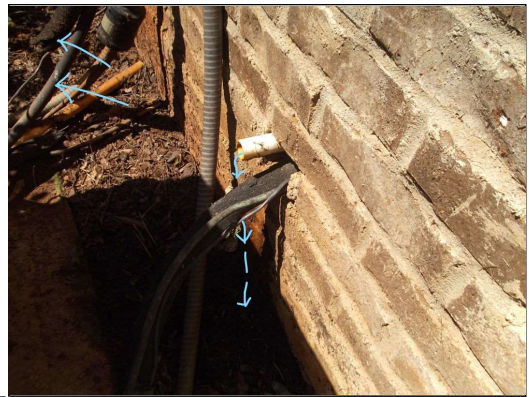
Cooling Pictures



Refrigerant line insulation damaged



Refrigerant line insulation missing



Condensate drain pipe pours at foundation



Rust in attic furnace drain pan



Rust at air handler at attic furnace



Air duct system dusty

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:

Safety Hazard:

Microwave pops fire when operating; exhaust fan electrical conduit broken in cabinet;

Maintenance:

Gas stove center burner not operational; dishwasher at end of use; kitchen cabinet doors have loose hinges at several areas; some cabinet drawers have rough or defective rollers;

Kitchen Pictures



Microwave pops fire



Gas stove center burner defective



Some cabinet drawers have rough rollers



Exhaust fan electrical conduit broken

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:

No washer drain pan installed; no water at the laundry sink;

Laundry Pictures



No washer drain pan



No water at the laundry sink

Rooms

Location: Main Floor

Type: Great Room, Dining, Office, Living, Hall...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

Stairwell window has defective seal (seal broken); split in one window sash at the front of the house;

Rooms Pictures



Stairwell window seal defective



Split in window sash at the front right

Bathroom 1

Location: 1st Floor, 2nd Floor, Basement **Type:** 1/2 bath, 2 Bedrooms, Office, Main, Basement; Master Bath

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

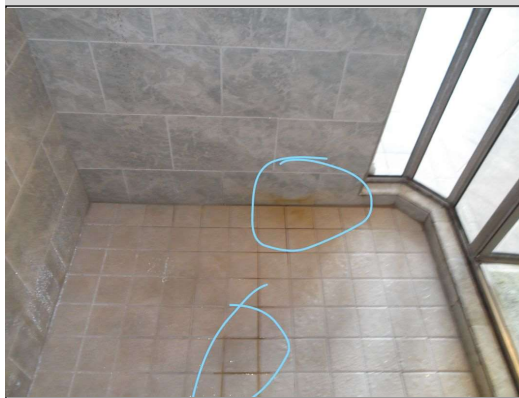
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

1st bedroom bath missing caulk where the floor tile terminates at metal threshold strip; the Jack and Jill tub spout is leaking back onto the tile can let water into the wall under certain conditions; rust on master bath shower tile may indicate faucet leak in the wall or nail in wall board rusting;

Bathroom1 Pictures



Rust stains in master shower tile



Slight water damage at master bath shower



Tub faucet drains water back onto wall

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

Step cracks

Vertical cracks

Covered walls

Movement apparent

Walls Comment: _____

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

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: 10 inches 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:

Bedroom door to the attic not insulated (hollow core); section of attic floor loose, not supported and weak; few pieces of wall insulation loose and detaching at the office wall;

Interior Pictures



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.