

# PROPERTY INSPECTION REPORT



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5600 Errol Place NW. Atlanta, GA.

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**Inspection Date:**

Sep 10, 2021

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

Lisa Favors and D'Lovely Gibson

**Prepared By:**

PPREI

**Report Number:**

1807

**Inspector:**

Paris Pressley

**Real estate agent/Broker:**

Kenya Edwards

# Report Overview

## CONVENTIONS USED IN THIS REPORT

### REPORT SECTION - Condition Terms:

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

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

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

### SUMMARY SECTION CATEGORIES:

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

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

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

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

## THE SCOPE OF THE INSPECTION

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

## BUILDING DATA

<b>Approximate Age:</b>	1981
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	Yes
<b>Ground Cover:</b>	Wet
<b>Temperature:</b>	81

## THE HOUSE IN PERSPECTIVE

Well Built / Repair

## 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.

This home was furnished at the time of the inspection and could not access some areas in rooms at all levels. Do walk-through when vacated.

## Major Concerns

### Grounds

The outdoor kitchen floor slopes towards the counter and sink area. The outdoor kitchen short patio floor and wall on the west side are rotating away and cracks in the floor. It is advised to verify the outdoor kitchen floor foundation was properly installed and soil was properly compacted.

The soil slopes towards the foundation at the front of the house. The soil is eroding at the left side of the house and soil loss. The ground is holding water and soggy at the right side of the house just beyond the end of the driveway in the mulch. The ground is wet at the left-rear corner of the house in the grass area.

### Plumbing

There are two water service boxes at the front of the home (at curb) and could not see the meter in either box (it is advised to verify last 6 months water bills to verify no excessive consumption).

The original waste pipe installed was ABS black plastic which has been found to crack, split and or leak under certain conditions. Some of the water pipe noted in the basement utility room is polybutylene or gray plastic which has been found to leak under certain conditions (cannot verify how much of this pipe system is at this property). There is copper and steel pipe joined without dielectric fittings above the water heater (can cause corrosion at joints under certain conditions).

Water pipe for gas noted at the basement ceiling at the main pipe. Water pipe for gas at the pool water heater. The gas pipe leading to the furnace in the attic has a improper sediment trap (trash in gas) location (some gas companies will not start gas appliances with improper nor missing sediment traps, can allow trash to get into furnace controls and cause damage). Could not verify there is a sediment trap in the gas pipe leading to the pool heater.

### Kitchen

Main Kitchen floor slopes to the rear exterior wall towards the breakfast room. Pantry door rubs strike plate. There is pet food kept in the kitchen.

The main bar sink drain pipe has no trap and vent in the pipe system (can allow water vapor, sewer gas, methane gas and radon gas into the house under certain conditions

Outdoor's kitchen floor slopes to the cabinets and there is a movement crack at the walkway around behind the outdoor kitchen.

Basement kitchen washer drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting can let waste water back into the dishwasher drain pipe.

## Potential Safety Hazards

### Electrical

The master bath ceiling fan may installed too low over the jetted tub (can be a safety hazard under certain conditions, should be no lower than 8 feet above the tub).

### Bathroom5

Master Bath: There is a ceiling fan installed over the jetted tub that is considered a safety hazard (luminaries or lights must be at least 8 feet above the tub area where the light is within 3 feet away from the tub).

### Basement

The door at the bottom of the basement stairs is not fire resistant and rubs door frame when opening and closing. The floor in the utility room has moderate cracking. Cannot verify if other floor areas in basement rooms are cracking due to all areas have floor coverings. Please be aware, where there are many cracks in a basement floor, it is possible for radon gas to enter the living space under certain conditions.

### Interior

Attic: The attic stairs are too long and contact the closet shelves when fully open and extended (can be a fall and safety hazard). Several areas in the attic have loose, unstable and weak flooring can be a safety and fall hazard. There is a open chase in the attic floor leading from the living space below the attic that can let a fire accelerate to the attic faster by drafts (fill chase or block the opening with insulation batts, cover with plywood, or fire resistant sheetrock or a combination of either).

## Items to Monitor

### Grounds

Because of the numerous conditions identified at the grounds, it is advised to see the photo folder that will be sent to the buyers and used as a extension of this inspection report.

Pool: It is advised to have a professional pool service review my findings and make repairs or corrections where identified. It is advised to have a professional pool service check all components of the pool and verify maintenance free and serviceable (provide a pool report)

## Exterior

Because of the numerous conditions identified at the exterior, it is advised to see the photo folder that will be sent to the buyers and used as an extension of this inspection report.

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## Interior

Seller's agent instructed me could I be finished in a specific time as the sellers wanted to come back home. I advised her the inspection must take time for me to do a thorough job. I tried to complete the inspection in the most efficient and thorough time but this is considered a large home. Buyers are advised to have another walk-through after all furnishings and belongings have been removed to verify conditions after vacated.

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## Maintenance

### Grounds

The soil slopes towards the foundation at the front of the house. The soil is eroding at the left side of the house and soil loss. The ground is holding water and soggy at the right side of the house just beyond the end of the driveway in the mulch. The ground is wet at the left-rear corner of the house in the grass area. The ground is sinking at the front yard just out from the bay window in the grass area just near the mulch bedding. There is soil erosion at the front of the home on the left side of the bay window (verify no debris in gutters). There is a sink hole in the ground in the front yard at the foundation on the right side of the front porch behind the bushes (verify no water pipe leak nor gutter overflowing).

Could not verify proper and enough drainage holes in the retaining walls at the rear yard. There are tree debris in the bushes at the rear yard.

The front porch floor is rotating settling away from the front door. The front porch brick column is pulling away from the brick wall at the left side of the front door. There is missing mortar between the brick at the front porch floor.

The outdoor kitchen floor slopes towards the counter and sink area. The outdoor kitchen short patio floor and wall on the west side are rotating away and cracks in the floor. It is advised to verify the outdoor kitchen floor foundation was properly installed and soil was properly compacted.

The hose faucets leak at the handles when water is flowing. The hose faucet was actively dripping water into the soil at the foundation at the right side of the house. There are no anti-siphon devices connected to the exterior hose faucets (contamination can get into the water supply via back pressure). Could not verify the exact water pressure as the hose faucet at the right side of the house was turned on and valve taped in the on position. Verify what the flowing water from the hose faucet at the right side of the house is used for. Verify there are no water leaks in the pool walls nor equipment. The pool deck is peeling faux coating at some areas. The gate at the pool is not self closing and is a child safety hazard. The gas pipe leading to the pool heater appears to not have a sediment trap for trash in gas visible and some of the pipe is not rated for gas (water pipe is silver and gas pipe is black).

The driveway has moderate cracking several areas, major cracking, heaving and settling at the end of the driveway at the right side of the house.

There appears to be wet stains on the brick retaining wall at the basement level where the wall joins the house.

There are no handrails at the rear stairs down the the basement level.

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## Exterior

The brick veneer and mortar are below the soil and cannot verify proper weep holes are installed in the veneer. When brick and mortar are in contact with the soil this can cause water damage and mortar deterioration over time. Where there are no weep holes in the brick veneer fresh air cannot enter in space between brick and wall framing and moisture cannot drain out. There is water damage to the bay window trim and siding. The siding on the house is compressed board or fiber board which has been know to rot when contacted by water and or not properly and thoroughly painted. There appears to be damaged siding at the right side of the single door to the rear patio. There is some damaged siding at the patio level. The brick retaining wall at the basement level is close to or in contact with the siding (can cause water damage to siding and allow termite entry under certain conditions).

Gutters are debris filled at some areas. Downspout disconnected at the front is pouring into the soil at the plant bed at the right side of the front entry near the garage corner. There is a downspout pouring into the gravel bed surrounded by the patio floor and walkway at the basement level can saturate the soil, cause soil erosion and foundation settling. Cannot verify drain pipes for downspouts are not pouring into the ground at various areas. Missing downspout elbows at the rear of the home at the basement level. It is advised to verify all underground drain pipe are water tight and comes to daylight or route downspouts on top on top of the ground and 3 to 4 feet away from the foundation so that water will drain away from the foundation.

There appears to be settling cracks in the brick veneer that have been filled at the right and left side of the front door. There appears to be brick replacement or brick repair at the right side of the rear double patio doors (mortar different color). The rear patio single door brick step appears to have been repaired can see fresh mortar.

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appears to have been repaired can see fresh mortar.

Front foyer window peeling paint and cracked glass at the bottom left. The paint is peeling at the picture window at the rear patio level.

There is a missing bead of caulk around light fixtures and vents attached to the brick at several areas around the house (water can get behind lights and vents and into holes in the walls).

The electrical conduit has detached from the electrical boxes at the pool equipment (can cause damage to the electrical cables inside the conduit).

Doors: Missing bead of caulk under the exterior door's thresholds resting on brick and floors can allow air intrusion. The door to the patio has a defective deadbolt lock strike to the plate.

The AC units appear to have been originally installed on the sunny side of the which can cause units to work harder in the hottest parts of the summer (AC units should be on the shade side of the house).

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## Roof

Pipe flashing has been installed on top of the roof shingles at several plumbing pipes (can cause water intrusion over time, nails can extract over time causing leaks, there shall be no exposed nails in the bottom flange of the flashing). Metal vent flashing is installed on top of the shingles at the bottom flange and face nailed. There is a missing rain collar at the gas vent pipe at the right side of the rear roof viewing from the rear yard.

Gutter downspouts pour at the foundation at various areas. Debris noted in the front gutter (it is advised to clean gutters). Missing downspout elbows at the rear of the house at basement level. Downspout pours in the gravel at the rear yard at the basement level wall cause water to be trapped between the walkway and patio floor slab (can cause excessive soil saturation, erosion in soils and foundation settling). Verify no underground drain pipe are leaking and comes to daylight to pour water away from the building.

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## Garage

The vehicle door frame members contact the concrete floor can absorb moisture over time and attract termites under certain conditions. There are incomplete ceiling repairs noted in the garage. The door to the house threshold is not supported and can be damaged from continued walking on and pet damage to the weather strip on the side. There are moderate cracks in the driveway at various areas. Water damage to the wood cabinet doors on the floor noted. Could not access all areas of the garage (do a final walk-through after vacated to verify no damage or defects)

Can see drywall seam repairs in the ceiling at various areas (verify no water intrusion and no water leaks above ceiling)

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## Electrical

The main distribution panel has a opening in the bottom wall where a plastic bushing remains that can let sparks escape into the wall space. Could not access the small sub panel to the right of the main panel in the basement as the sofa blocked access. There are two hot wires twisted together and only wrapped with electrical tape inside the main distribution panel (should have a wire nut on the connections). At the bus bar in the distribution panel there are several ground and neutral wires grouped together under one screw (can lose contact or weaken contact under certain conditions).

Several light fixtures attached to the exterior brick veneer are missing a bead of caulk and can let water get behind the fixture and into holes in the walls.

There is a loose receptacle in the Theatre room in the basement (where the wifi range extender is plugged in).

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## Plumbing

Exterior hose faucets leaking at the handles and missing anti siphon devices. Water pressure was close to 80 psi while water was flowing at the right side of the garage (it is advised to verify water pressure remains below 80 psi as over 80 psi is too high). The soil was water logged at the side yard at the end of the driveway (verify no pipe leaks under the ground).

Water heater date is 2004 which would be at last years of good use (water heaters have a good life of 11 to 12 years depending on amount of hot water used every year. The expansion tank appears to be supported on the water pipe above water can cause damage to pipes under certain conditions and needs independent support.

There is a drain pipe extending out of the brick veneer that is not turned down to the ground at the right side of the garage or to the right side of the vehicle door. Can see black sprinkler water pipe above the soil at the left side of the home where there is soil erosion.

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## Heating

Some air return ducts are dusty. It is advised to have both furnaces checked and serviced by a certified HVAC company to verify maintenance and mechanical health. One HVAC system date is 2004 (furnaces last about 20 years and AC units last about 19 years before needing ongoing repairs and parts replacement under certain conditions). There appears to be a twisted and crushed air duct noted in the attic above the hall/balcony area in the attic.

~~It is advised to have both heating systems checked and serviced for maintenance and operation~~

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### Cooling

One AC unit date is 2004. Missing refrigerant line insulation at the exterior behind the AC unit. Condensate drain pipes pouring at the foundation on the left side of the house. AC units on the sunny side of the house.

AC units appear to be located on the sunny side of the house can be hard at cooling in the hottest part of the summer (AC units should be on the shady side of the building for better energy efficiency during operation).

It is advised to have both AC systems checked, serviced and repairs and verify operation and maintenance before closing.

### Kitchen

The outdoor kitchen floor slopes toward the sink cabinets and exterior retaining wall. The outdoor kitchen floor at the open area is rotating away and has movement cracks in the floor. The retaining wall appears to be rotating away also (verify there is a proper foundation under the outdoors kitchen floor, verify there is no soil erosion or movement issues under the floor)

The basement kitchen dishwasher drain pipe is not high looped up to the underside of the counter and back down to the sink drain pipe (can let waste water back into the D/W drain pipe). Pantry door rub frame

### Room1

1st and 2nd level: Front door has excessive drag on the threshold; sunroom floor slopes towards the bar server area and exterior corner. The bar sink drain pipe is missing a J-trap and no waste vent to the drainage system (can let sewer gas, methane gas and radon gas into the house under certain conditions).

The TV wall cabinet doors rub and bump each other at various openings. A couple of interior doors rub door frames.

Master bed closet door rub frame when closing and opening

### Bathroom1

1/2 Bath: Verify exhaust fan is operating; there is a slight bubble in the ceiling paint near the air vent (verify no active water leaks above). Toilet not water saver.

### Bathroom3

Basement bath toilet not water saver and entry door rub door frame.

### Bathroom4

Jack and Jill bath 2nd level sink stopper defective at the left sink, the exhaust fan air duct is disconnected in the attic, tub overflow cap upside down.

### Bathroom5

Master Bath: The jetted tub has cracks in the fiberglass finish (this condition can allow water intrusion and cause water damage to the sub structure of the tub walls). Exhaust fan has major vibration when operating over the toilet area. Toilet is not water saver.

### Basement

The concrete floor in the utility room has moderate cracking.

# 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

**Comments** Pool gate not self closing is a safety hazard for children

## 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 Stone  
**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:****Major Concern:**

The outdoor kitchen floor slopes towards the counter and sink area. The outdoor kitchen short patio floor and wall on the west side are rotating away and cracks in the floor. It is advised to verify the outdoor kitchen floor foundation was properly installed and soil was properly compacted.

The soil slopes towards the foundation at the front of the house. The soil is eroding at the left side of the house and soil loss. The ground is holding water and soggy at the right side of the house just beyond the end of the driveway in the mulch. The ground is wet at the left-rear corner of the house in the grass area.

**Item to Monitor:**

Because of the numerous conditions identified at the grounds, it is advised to see the photo folder that will be sent to the buyers and used as an extension of this inspection report.

**Pool:** It is advised to have a professional pool service review my findings and make repairs or corrections where identified. It is advised to have a professional pool service check all components of the pool and verify maintenance free and serviceable (provide a pool report)

**Maintenance:**

The soil slopes towards the foundation at the front of the house. The soil is eroding at the left side of the house and soil loss. The ground is holding water and soggy at the right side of the house just beyond the end of the driveway in the mulch. The ground is wet at the left-rear corner of the house in the grass area. The ground is sinking at the front yard just out from the bay window in the grass area just near the mulch bedding. There is soil erosion at the front of the home on the left side of the bay window (verify no debris in gutters). There is a sink hole in the ground in the front yard at the foundation on the right side of the front porch behind the bushes (verify no water pipe leak nor gutter overflowing).

Could not verify proper and enough drainage holes in the retaining walls at the rear yard. There are tree debris in the bushes at the rear yard.

The front porch floor is rotating settling away from the front door. The front porch brick column is pulling away from the brick wall at the left side of the front door. There is missing mortar between the brick at the front porch floor.

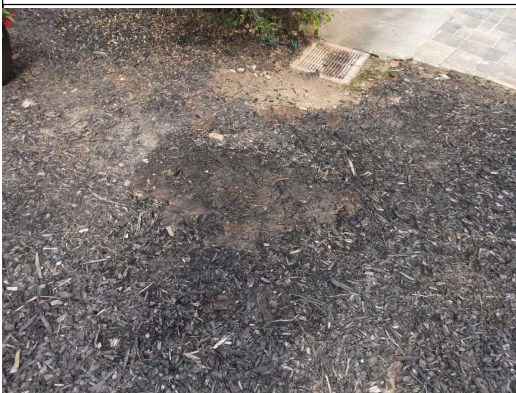
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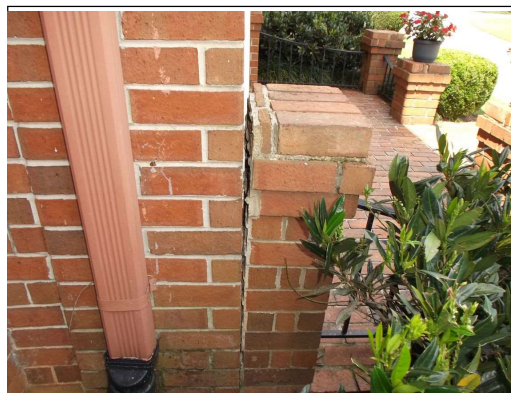
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There appears to be wet stains on the brick retaining wall at the basement level where the wall joins the house.

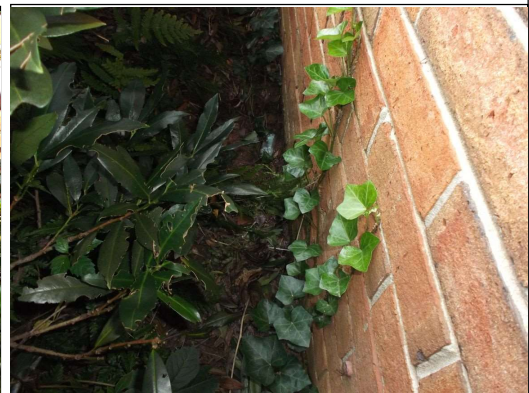
There are no handrails at the rear stairs down the the basement level.

**Grounds Pictures**

Water in the soil



Porch pillar rotating away



Sink hole at foundation right side of porch





Major soil erosion at left side of house



Retaining wall wet?



Ground water logged left side rear corner

## 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:**

**Exterior Door**

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

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

**Unit #1** **Location** Side of House (2 units)  
**Brand:** Carrier and Trane **Model #:** general **Approx Age:** 2004 & 2017

**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): 60 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:****Item to Monitor:**

Because of the numerous conditions identified at the exterior, it is advised to see the photo folder that will be sent to the buyers and used as an extension of this inspection report.

**Maintenance:**

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Gutters are debris filled at some areas. Downspout disconnected at the front is pouring into the soil at the plant bed at the right side of the front entry near the garage corner. There is a downspout pouring into the gravel bed surrounded by the patio floor and walkway at the basement level can saturate the soil, cause soil erosion and foundation settling. Cannot verify drain pipes for downspouts are not pouring into the ground at various areas. Missing downspout elbows at the rear of the home at the basement level. It is advised to verify all underground drain pipes are water tight and come to daylight or route downspouts on top on top of the ground and 3 to 4 feet away from the foundation so that water will drain away from the foundation.

There appears to be settling cracks in the brick veneer that have been filled at the right and left side of the front door. There appears to be brick replacement or brick repair at the right side of the rear double patio doors (mortar different color). The rear patio single door brick step appears to have been repaired can see fresh mortar.

Front foyer window peeling paint and cracked glass at the bottom left. The paint is peeling at the picture window at the rear patio level.

There is a missing bead of caulk around light fixtures and vents attached to the brick at several areas around the house (water can get behind lights and vents and into holes in the walls).

The electrical conduit has detached from the electrical boxes at the pool equipment (can cause damage to the electrical cables inside the conduit).

Doors: Missing bead of caulk under the exterior door's thresholds resting on brick and floors can allow air intrusion. The door to the patio has a defective deadbolt lock strike to the plate.

The AC units appear to have been originally installed on the sunny side of the house which can cause units to work harder in the hottest parts of the summer (AC units should be on the shade side of the house).

**Exterior Pictures**

Water damage at front bay window



Missing caulk bead at terminals and fixtures



Paint peeling and broken glass



Siding damage at basement level



Missing bead of caulk at threshold on brick



Damaged siding left side of patio door

## 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 1

Age 8+

Location North

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:

Pipe flashing has been installed on top of the roof shingles at several plumbing pipes (can cause water intrusion over time, nails can extract over time causing leaks, there shall be no exposed nails in the bottom flange of the flashing). Metal vent flashing is installed on top of the shingles at the bottom flange and face nailed. There is a missing rain collar at the gas vent pipe at the right side of the rear roof viewing from the rear yard.

Gutter downspouts pour at the foundation at various areas. Debris noted in the front gutter (it is advised to clean gutters). Missing downspout elbows at the rear of the house at basement level. Downspout pours in the gravel at the rear yard at the basement level wall cause water to be trapped between the walkway and patio floor slab (can cause excessive soil saturation, erosion in soils and foundation settling). Verify no underground drain pipe are leaking and comes to daylight to pour water away from the building.



## Roof Pictures



Debris in gutter



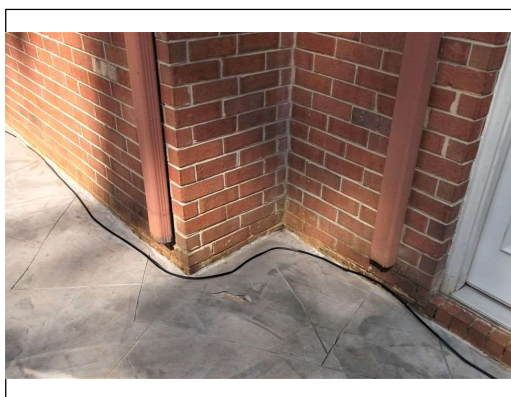
Missing rain collar left pipe/nails in flashing



Flashing on top shingles face nailed



Flashing on side flashing face nailed



Missing downspout elbows



Spout pours in soil at 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

### Roofing

- Same as house  
 **Approx. age:**  
 **Approx. layers:**  
 **Type**

### Gutters/Eavestrough

- Condition**  
  Same as house  
  Satisfactory  
  Marginal  
  Poor

### 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

**Comments** Could not access all outlets

**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:**  
 The vehicle door frame members contact the concrete floor can absorb moisture over time and attract termites under certain conditions. There are incomplete ceiling repairs noted in the garage. The door to the house threshold is not supported and can be damaged from continued walking on and pet damage to the weather strip on the side. There are moderate cracks in the driveway at various areas. Water damage to the wood cabinet doors on the floor noted. Could not access all areas of the garage (do a final walk-through after vacated to verify no damage or defects)  
 Can see drywall seam repairs in the ceiling at various areas (verify no water intrusion and no water leaks above ceiling)

**Garage/Carport Pictures**



Wood frame contact concrete

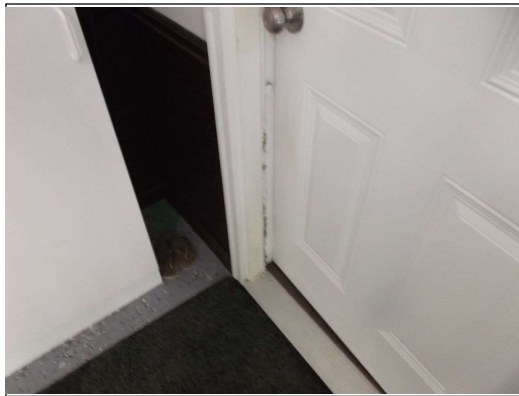


Incomplete ceiling repair



Water damage to cabinet doors





Pet damage at weather strip



Tape peeling at ceiling to wall



Can see tape seam repairs

## Electrical

### Main panel

**Location** Basement     
 **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: Access to small sub panel blocked by sofa.

### Electrical General Comments:

#### Safety Hazard:

The master bath ceiling fan may installed too low over the jetted tub (can be a safety hazard under certain conditions, should be no lower than 8 feet above the tub).

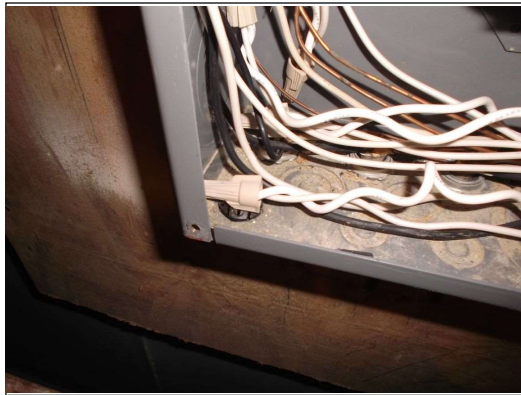
#### Maintenance:

The main distribution panel has a opening in the bottom wall where a plastic bushing remains that can let sparks escape into the wall space. Could not access the small sub panel to the right of the main panel in the basement as the sofa blocked access. There are two hot wires twisted together and only wrapped with electrical tape inside the main distribution panel (should have a wire nut on the connections). At the bus bar in the distribution panel there are several ground and neutral wires grouped together under one screw (can lose contact or weaken contact under certain conditions).

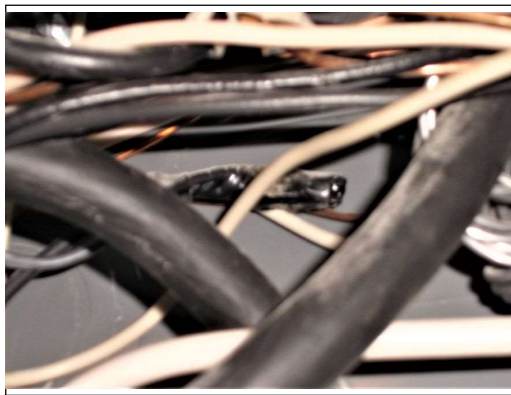
Several light fixtures attached to the exterior brick veneer are missing a bead of caulk and can let water get behind the fixture and into holes in the walls.

There is a loose receptacle in the Theatre room in the basement (where the wifi range extender is plugged in).

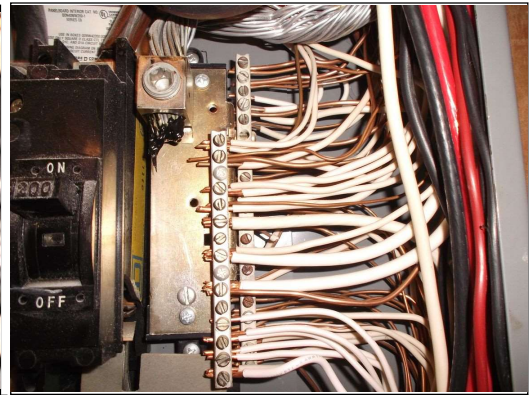
## Electrical Pictures



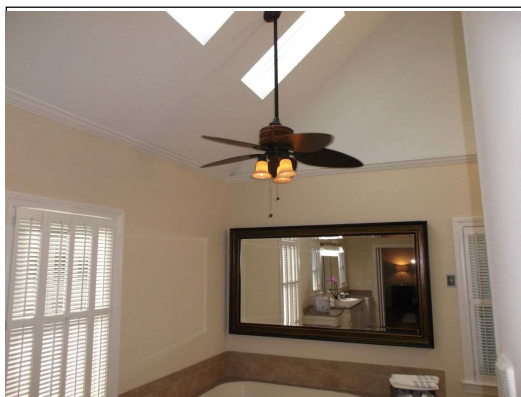
Opening at black bushing in bottom of panel



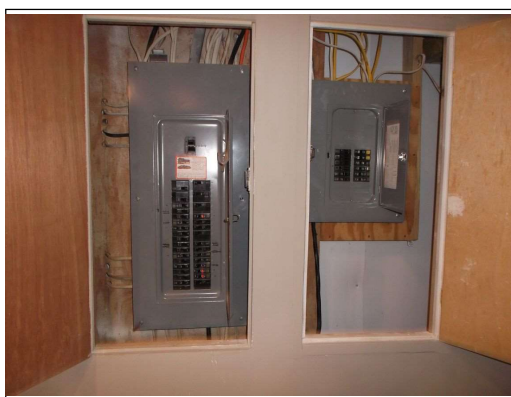
Hot wires joined &amp; wrapped with tape in pane



Conductors grouped together



Ceiling fan located over master tub too close



Sofa blocked access to sub panel in wall



Missing bead of caulk around light fixtures

## Plumbing

### Water service

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

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

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

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

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

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

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

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

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

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

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

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

**Condition**  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Water heater**

Brand Name: Rheem

Capacity: 75 Gl

Approx. age: 2004

Type  Gas  Electric  Oil  LP  OtherCombustion air venting present  N/A  Yes  NoSeismic restraints needed  N/A  Yes  NoRelief valve  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper materialVent pipe  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repairCondition  Satisfactory  Marginal  Poor**Plumbing General Comments:****Major Concern:**

There are two water service boxes at the front of the home (at curb) and could not see the meter in either box (it is advised to verify last 6 months water bills to verify no excessive consumption).

The original waste pipe installed was ABS black plastic which has been found to crack, split and or leak under certain conditions. Some of the water pipe noted in the basement utility room is polybutylene or gray plastic which has been found to leak under certain conditions (cannot verify how much of this pipe system is at this property). There is copper and steel pipe joined without dielectric fittings above the water heater (can cause corrosion at joints under certain conditions).

Water pipe for gas noted at the basement ceiling at the main pipe. Water pipe for gas at the pool water heater. The gas pipe leading to the furnace in the attic has a improper sediment trap (trash in gas) location (some gas companies will not start gas appliances with improper nor missing sediment traps, can allow trash to get into furnace controls and cause damage). Could not verify there is a sediment trap in the gas pipe leading to the pool heater.

**Maintenance:**

Exterior hose faucets leaking at the handles and missing anti siphon devices. Water pressure was close to 80 psi while water was flowing at the right side of the garage (it is advised to verify water pressure remains below 80 psi as over 80 psi is too high). The soil was water logged at the side yard at the end of the driveway (verify no pipe leaks under the ground).

Water heater date is 2004 which would be at last years of good use (water heaters have a good life of 11 to 12 years depending on amount of hot water used every year. The expansion tank appears to be supported on the water pipe above water can cause damage to pipes under certain conditions and needs independent support.

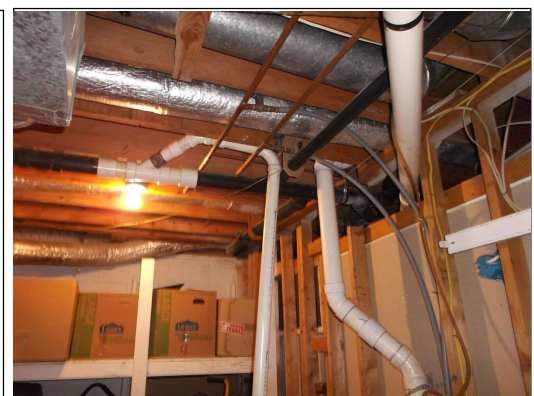
There is a drain pipe extending out of the brick veneer that is not turned down to the ground at the right side of the garage or to the right side of the vehicle door. Can see black sprinkler water pipe above the soil at the left side of the home where there is soil erosion.

**Plumbing Pictures**

2 water meters at street



Water heater 2004

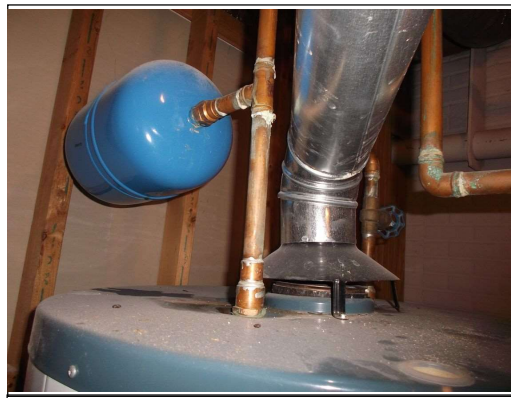


ABS black water pipe





Polybutylene water pipe



Tank rest on pipe/copper and steel join



Improper sediment trap in gas pipe

## Heating

[Remove](#)

### Heating system

**Unit #1** Brand name: Trane and Carrier Location Basement and Attic

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

**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:

#### Maintenance:

Some air return ducts are dusty. It is advised to have both furnaces checked and serviced by a certified HVAC company to verify maintenance and mechanical health. One HVAC system date is 2004 (furnaces last about 20 years and AC units last about 19 years before needing ongoing repairs and parts replacement under certain conditions). There appears to be a twisted and crushed air duct noted in the attic above the hall/balcony area in the attic.

It is advised to have both heating systems checked and serviced for maintenance and operation.

## Heating Pictures



Air return duct dusty



Partially twisted and crushed duct

## Cooling System

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

Brand Name: Carrier and Trane

Location: Side of House

Approx. age: 04/17

 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:**  Yes  Not operated due to exterior temperature

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

### Cooling General Comments:

#### Maintenance:

One AC unit date is 2004. Missing refrigerant line insulation at the exterior behind the AC unit. Condensate drain pipes pouring at the foundation on the left side of the house. AC units on the sunny side of the house.

AC units appear to be located on the sunny side of the house can be hard at cooling in the hottest part of the summer (AC units should be on the shady side of the building for better energy efficiency during operation).

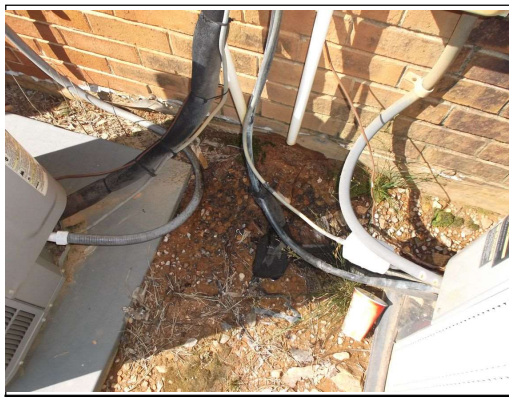
It is advised to have both AC systems checked, serviced and repairs and verify operation and maintenance before closing.



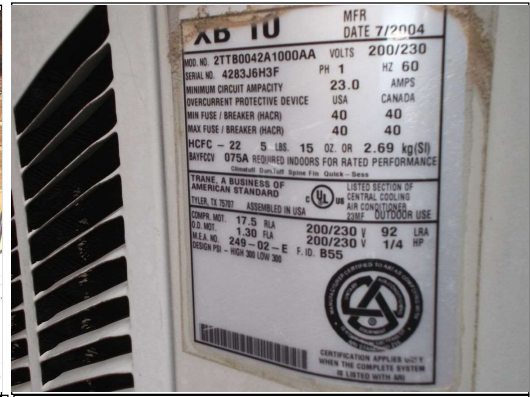
# Cooling Pictures



Missing refrigerant line insulation



Condensate pipes pour at the foundation



One AC unit older model 2004



AC units located on the sunny side of house

## 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**

<b>Disposal</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Trash Compactor</b>	<input checked="" type="checkbox"/> N/A	<b>Operable:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Dishwasher</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Exhaust fan</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Refrigerator</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Oven</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Microwave</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range/Oven</b>	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		<b>Cooktop</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested

**Other** \_\_\_\_\_ **Operable:**  Yes  No  Not tested

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

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

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

**Kitchen General Comments:**

**Major Concern:**

Main Kitchen floor slopes to the rear exterior wall towards the breakfast room. Pantry door rubs strike plate. There is pet food kept in the kitchen.

The main bar sink drain pipe has no trap and vent in the pipe system (can allow water vapor, sewer gas, methane gas and radon gas into the house under certain conditions)

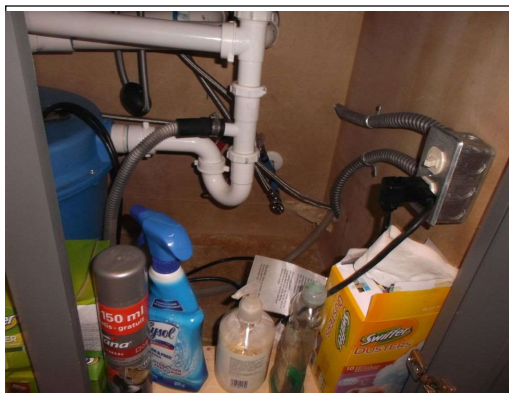
Outdoor's kitchen floor slopes to the cabinets and there is a movement crack at the walkway around behind the outdoor kitchen.

Basement kitchen washer drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting can let waste water back into the dishwasher drain pipe.

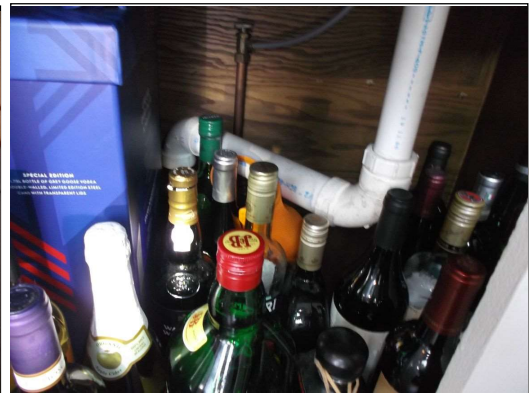
**Kitchen Pictures**



Floor slopes to rear exterior wall



Basement dishwasher drain pipe improper



Main floor bar sink drain has no trap nor vent

**Kitchen - 2**

Remove

**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

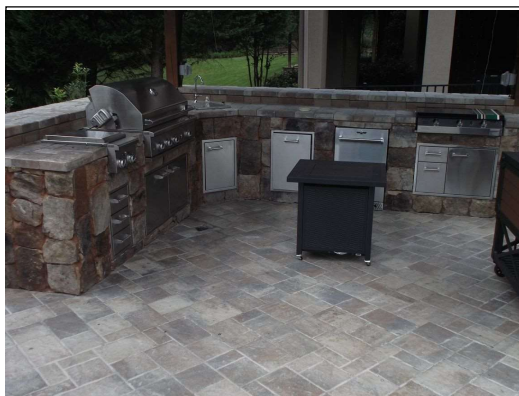
**GFCI**  Yes  No **Operable:**  Yes  No **Recommend GFCI Receptacles:**  Yes  No  Potential Safety Hazard(s)

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

**Kitchen General Comments:****Maintenance:**

The outdoor kitchen floor slopes toward the sink cabinets and exterior retaining wall. The outdoor kitchen floor at the open area is rotating away and has movement cracks in the floor. The retaining wall appears to be rotating away also (verify there is a proper foundation under the outdoors kitchen floor, verify there is no soil erosion or movement issues under the floor)

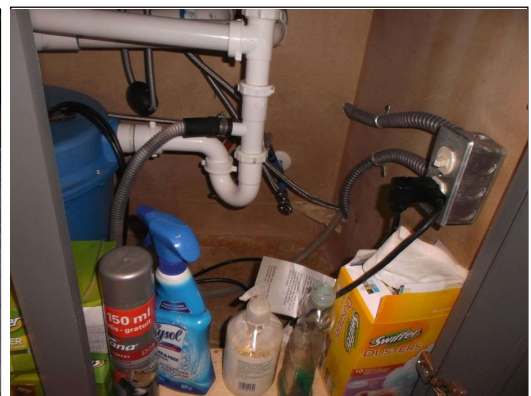
The basement kitchen dishwasher drain pipe is not high looped up to the underside of the counter and back down to the sink drain pipe (can let waste water back into the D/W drain pipe). Pantry door rub frame

**Kitchen Pictures**

Floor sloping towards the cabinets



Outer kitchen floor settling, cracking, rotating



Basement dishwasher drain pipe not hi-looped



# Laundry

## Laundry

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

## Laundry General Comments:

### Major Concern:

The dryer vent terminal is clogged with lint at the exterior wall above the garage can cause dryer to over heat (dryer vent terminals should have a metal terminal and no grill cover).

## Laundry Pictures



Improper dryer vent and clogged with lint

# Rooms

**Location:** Main level

**Type:** Living Room, Great Room, Sunroom, Dining...

**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:

### Safety Hazard:

The main bar sink drain pipe is missing a J-trap and no waste vent to the drainage system (can let sewer gas, methane gas and radon gas into the house under certain conditions). The basement kitchen dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe and connects.

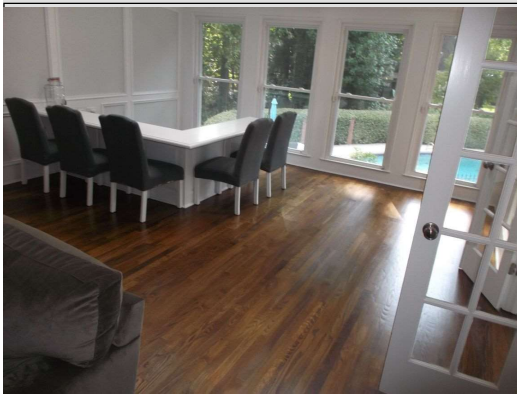
### Maintenance:

1st and 2nd level: Front door has excessive drag on the threshold; sunroom floor slopes towards the bar server area and exterior corner. The bar sink drain pipe is missing a J-trap and no waste vent to the drainage system (can let sewer gas, methane gas and radon gas into the house under certain conditions).

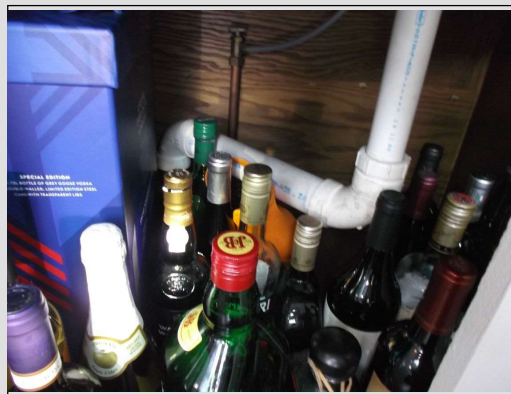
The TV wall cabinet doors rub and bump each other at various openings. A couple of interior doors rub door frames.

Master bed closet door rub frame when closing and opening

## Rooms Pictures



Floor slopes to exterior wall and left corner



Improper bar sink drain pipe



# Bathroom 1

**Location:** 1st Level **Type:** 1/2 Bath

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

**Tubs**  N/A

**Showers**  N/A

**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:

1/2 Bath: Verify exhaust fan is operating; there is a slight bubble in the ceiling paint near the air vent (verify no active water leaks above). Toilet not water saver.

# Bathroom 2

**Location:** 1st Level **Type:** Full 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 2 General Comments:

### Maintenance:

Full bath at the main level has a defective tub stopper and the sink faucet is loose at the base on the counter.

## Bathroom2 Pictures



Sink faucet loose at the base



Tub stopper appears defective

# Bathroom 3

**Location:** Basement **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 3 General Comments:

### Maintenance:

Basement bath toilet not water saver and entry door rub door frame.

# Bathroom 4

**Location:** 2nd Level **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 4 General Comments:

### Maintenance:

Jack and Jill bath 2nd level sink stopper defective at the left sink, the exhaust fan air duct is disconnected in the attic, tub overflow cap upside down.

## Bathroom4 Pictures



Tub overflow cap upside down



Exhaust fan duct disconnected



# Bathroom 5

**Location:** 2nd Level **Type:** 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 5 General Comments:

### Safety Hazard:

Master Bath: There is a ceiling fan installed over the jetted tub that is considered a safety hazard (luminaries or lights must be at least 8 feet above the tub area where the light is within 3 feet away from the tub).

### Maintenance:

Master Bath: The jetted tub has cracks in the fiberglass finish (this condition can allow water intrusion and cause water damage to the sub structure of the tub walls). Exhaust fan has major vibration when operating over the toilet area. Toilet is not water saver.

## Bathroom5 Pictures



Ceiling fan closer than 8 feet from tub



Cracks in tub fiberglass at floor



Cracks in fiberglass corner...

# 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

**Basement General Comments:****Safety Hazard:**

The door at the bottom of the basement stairs is not fire resistant and rubs door frame when opening and closing. The floor in the utility room has moderate cracking. Cannot verify if other floor areas in basement rooms are cracking due to all areas have floor coverings. Please be aware, where there are many cracks in a basement floor, it is possible for radon gas to enter the living space under certain conditions.

**Maintenance:**

The concrete floor in the utility room has moderate cracking.

Cat litter box located in the utility room. Cat play stand located in the utility room

**Basement Pictures**

Moderate cracks in utility room floor



Stains on floor and cracking



Cat play stand and cat litter box?

**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: Main level

**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:** 3 to 5 inches general  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:****Safety Hazard:**

Attic: The attic stairs are too long and contact the closet shelves when fully open and extended (can be a fall and safety hazard). Several areas in the attic have loose, unstable and weak flooring can be a safety and fall hazard. There is a open chase in the attic floor leading from the living space below the attic that can let a fire accelerate to the attic faster by drafts (fill chase or block the opening with insulation batts, cover with plywood, or fire resistant sheetrock or a combination of either).

**Item to Monitor:**

Seller's agent instructed me could I be finished in a specific time as the sellers wanted to come back home. I advised her the inspection must take time for me to do a thorough job. I tried to complete the inspection in the most efficient and thorough time but this is considered a large home. Buyers are advised to have another walk-through after all furnishings and belongings have been removed to verify conditions after vacated.

**Maintenance:**

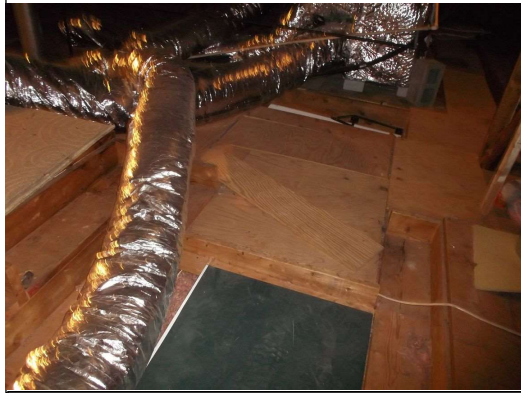
Windows: The foyer upper feature window has a cracked glass at the lower left corner and paint peeling at glass dividers.

Fireplace appears to have excessive creosote in the fire box, collar and the chimney flue (it is advised to have the chimney cleaned and inspected by a chimney sweep). There is a crack in the fire brick in the back of the fireplace fire box.

Attic: The attic stairs are too long and contact the closet shelves when fully open and extended (can be a fall and safety hazard). Several areas in the attic have loose, unstable and weak flooring (can be a safety and fall hazard). All flooring shall be properly placed and install completely where storage areas will be located. Missing ceiling insulation couple of areas and low insulation a couple of areas.



## Interior Pictures



Flooring weak and poorly placed



Flooring weak and poorly placed



Open chase



Missing ceiling insulation

## AN INSPECTION VERSUS A WARRANTY

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

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

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

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

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

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