

Property Inspection Report



PPREI Cell: 404-617-4973/Email: info@ppinspect.com/www.ppinspect.com



7150 Lullwater Rd. Cumming, GA.

Inspection Date:

Apr 6, 2021

This confidential report is prepared exclusively for:

J. Finger

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley: R-5 Master Residential Building Inspector & State License Residential Building Contractor

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

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

BUILDING DATA

Approximate Age:	2018
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Damp
Temperature:	79

THE HOUSE IN PERSPECTIVE

Well Built /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.

This home was occupied and fully furnished at the time of the inspection. Some areas could not be fully accessed by the inspector.

Major Concerns

Garage

AC condensate drain pipe is under mulch near side of AC unit at garage (can block drainage); HVAC air duct is crushed in attic where it crosses over roof truss wood can reduce airflow to room served; there is rust in furnace drain pan in garage attic (verify condensate drain pipe is not blocked at some point leading to exterior also).

Laundry

No washer drain pan installed at laundry room;

Interior

Bridging blocks have been nailed to the sides of some roof truss seen when entering the attic (truss manufacturers restrict nailing into the sides of truss web members or cords as this can cause damage and requires engineer approval to nail into the sides of roof truss)

Potential Safety Hazards

Grounds

The walkway to the front porch is made of flat stones spaced apart and one is heaving near the public sidewalk can be a trip hazard for some. Main walkways shall have a smooth path to the house..

Items to Monitor

Heating

There is dust on the garage air return register grill; there appears to be slight dust inside the 1st floor air return duct. It is advised to have air ducts cleaned;

Room 1

1st Level: Big rugs cover some floors at the 1st level (check flooring after rugs removed)

Interior

Dry water stains on the attic floor at the right corner of the furnace drain pan;

Maintenance

Grounds

Front porches wood ceilings need pressure wash as minimum. Rear wood deck support posts in contact with soil can rot (shall be concrete around posts for protection from soil contact); the soil slopes to rear of house between garage and the deck area; soil erosion at the rear yard;

Exterior

Painter's residue on the porch floor at the 3rd level; missing bead of caulk where exhaust vent terminals attach to the siding at the rear of the home upper level; there is a wasp nest in one exhaust vent at the rear of the house; no window screens are installed; the exterior outlet at the front 1st level porch could not be plugged into (child tamper receptacle restrictive).

Roof

Pipe and vent flashing is installed on top of shingles face nailed (may or may not cause leaks over time)(there should be shakes or shingles on top the sides of flashing and nails covered with shakes or shingles);

Garage

One garage downspout elbow crushed at the entry side corner and one downspout pour into the soil at the right side can cause floor settling (route downspout to not pour into the soil at the side of the garage; there is dust on the air return grill cover (verify air ducts do not need cleaning)

Electrical

There is a electrical cable under extreme stress or pulled very tight through holes at the wall at the utility room in the basement below the distribution panel to the right; front lower porch exterior outlet was restrictive to plug into when tested;

Heating

Garage furnace has rust in drain pan (verify cause & repair if needed); basement furnace has rust and or debris in drain pan(verify cause and repair if needed); there are water stains on attic floor at front corner of furnace drain pan (verify cause). It is advised to have all furnaces checked for conditions and or have seller verify conditions have been addressed

Cooling

There is rust in the furnace drain pane at the garage attic furnace and the condensate pipe is under the soil or mulch at the side of the AC unit; debris or rust at the basement furnace drain pan; there are dry water stains on the house attic floor at the front corner of the furnace drain pan;

Room 1

1st floor ceiling fan has a slight hum when operating;

Room3

3rd Level: Carpet torn at the rear right bedroom; master bedroom doors to the deck bump door when closing; verify remote to master bed ceiling fan is operational; the hall floor has a slight rise near the center of the floor area;

Bathroom1

1/2 bath pedestal sink bowl slopes to the right slightly (seen when entering the bath door);

Bathroom3

Master bath ceiling fan has vibration sound when operating, closet door sticks when opening and slight scuff marks in the master tub floor finish;

Interior

Attic ladder right leg longer than the left leg;

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:

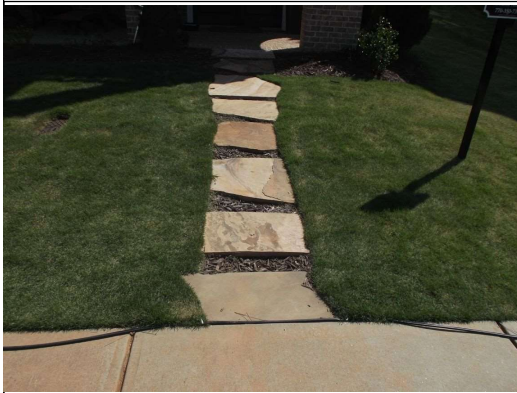
Safety Hazard:

The walkway to the front porch is made of flat stones spaced apart and one is heaving near the public sidewalk can be a trip hazard for some. Main walkways shall have a smooth path to the house..

Maintenance:

Front porches wood ceilings need pressure wash as a minimum. Rear wood deck support posts in contact with soil can rot (there shall be concrete around posts for protection from soil contact); the soil slopes to the rear of the house between the garage and the deck area; soil erosion at the rear yard;

Grounds Pictures



Stepping stones can be a trip hazard



Rear deck posts contact soil



Rear yard slopes toward the rear porch



Soil erosion at the rear yard near the porch

Exterior

Add Chimney

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
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)
Comments Exterior outlet at the lower front porch could not be plugged into with tester (child proof receptacles restrict plugging)

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** 2 Units at Side of House
Brand: Lennox **Model #:** NA **Approx Age:** 2018
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): 30 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 Garage
 Brand: Lennox Model #: NA Approx Age: 2018

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): 30 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

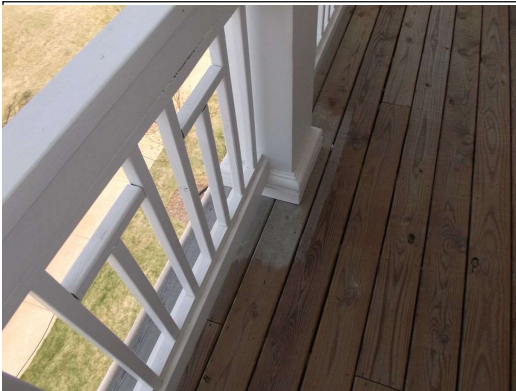
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

Maintenance:

Painter's residue on the porch floor at the 3rd level; missing bead of caulk where exhaust vent terminals attach to the siding at the rear of the home upper level; there is a wasp nest in one exhaust vent at the rear of the house; no window screens are installed; the exterior outlet at the front 1st level porch could not be plugged into (child tamper receptacle restrictive);

Exterior Pictures



Painter's residue on 3rd level floor



Painters residue on 3rd level floor



Missing caulk bead @ exhaust vents on wall



Wasp nest inside exhaust vent terminal



Could not plug into lower front ext. outlet

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** 2018 **Location** West **Style** Gable **Type** Wood shingle/shakes

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 and vent flashing is installed on top of shingles face nailed (may or may not cause leaks over time)(there should be shakes or shingles on top the sides of flashing and nails covered with shakes or shingles);

Roof Pictures



Flashing on top of shingles face nailed

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:** 2,018 **Approx. layers:** 1 **Type** Wood shingle/shakes

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

Comments Could not see all of floor due to cars and belongings

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:**Major Concern:**

The AC condensate drain pipe is under the mulch near the side of the AC unit at the garage (can block drainage); HVAC air duct is crushed in the attic where it crosses over the roof truss wood can reduce airflow to room served; there is rust in the furnace drain pan in the garage attic (verify condensate drain pipe is not blocked at some point leading to the exterior also);

Maintenance:

One garage downspout elbow crushed at the entry side corner and one downspout pour into the soil at the right side can cause floor settling (route downspout to not pour into the soil at the side of the garage; there is dust on the air return grill cover (verify air ducts do not need cleaning)

Garage/Carport Pictures



Downspout crushed left corner of garage



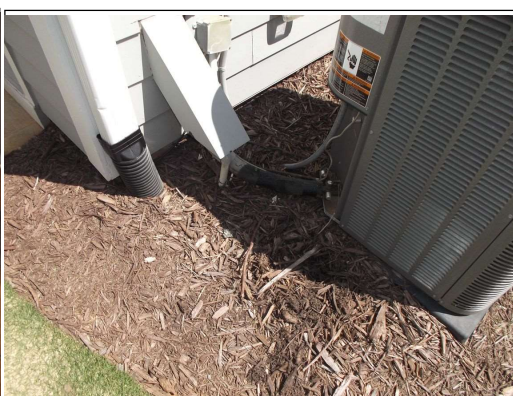
Downspout pour into soil right corner



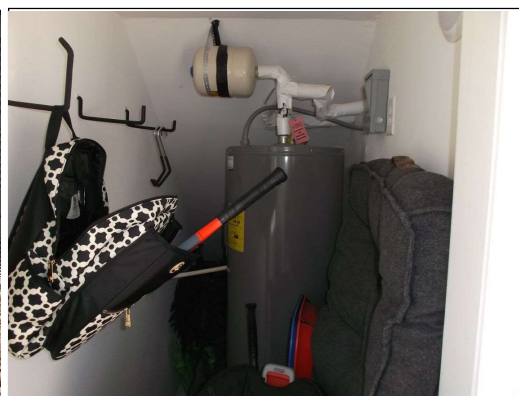
Return register grill cover has dust



Calcium and rust in furnace drain pan



Condensate pipe under the soil and or mulch



Access to water heater blocked/belongings

Electrical

Main panel

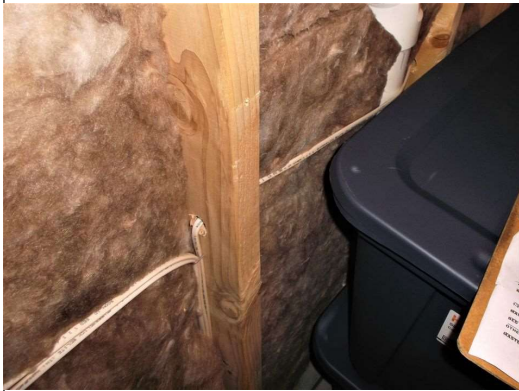
Location Exterior **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No
Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible
GFCI breaker Yes No **Operable:** N/A Yes No **AFCI 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:

Maintenance:

There is a electrical cable under extreme stress or pulled very tight through holes at the wall at the utility room in the basement below the distribution panel to the right; front lower porch exterior outlet was restrictive to plug into when tested;

Electrical Pictures



Electrical cable under stress at utility room



1st level exterior outlet restricts plug in

Plumbing

Water service

Main shut-off location: At water heaters

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 X 2

Capacity: 50 gl

Approx. age: 2018

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

Heating

Remove

Heating system

Unit #1	Brand name: Lennox	Location Garage
	System condition <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2018
Unit #2	Brand name: Lennox	Location Basement
	System condition <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2018
Unit #3	Brand name: Lennox	Location Attic
	System condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2018

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

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

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

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

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

Heating General Comments:

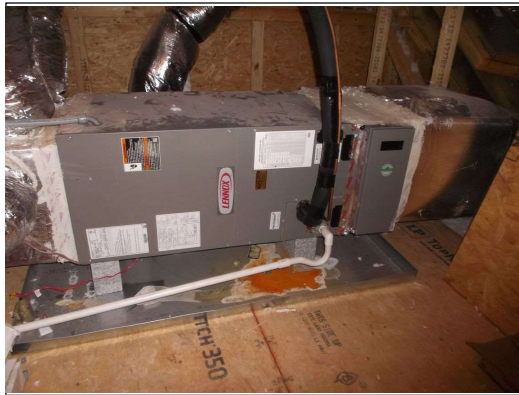
Item to Monitor:

There is dust on the garage air return register grill; there appears to be slight dust inside the 1st floor air return duct. It is advised to have air ducts cleaned;

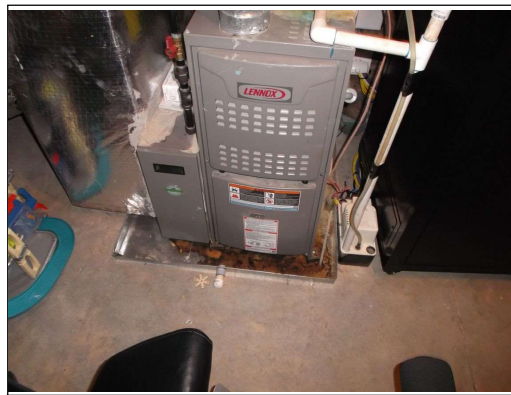
Maintenance:

Garage furnace has rust in the drain pan (verify cause and repair if needed); basement furnace has rust and or debris in the drain pan(verify cause and repair if needed); there are water stains on the attic floor at the front corner of the furnace drain pan (verify cause). It is advised to have all furnaces checked for conditions and or have seller verify conditions have been addressed.

Heating Pictures



Rust in garage furnace drain pan



Rust or debris in basement furnace drain pan



Inside of basement furnace



Dry water stains on attic floor at drain pan



Slight dust in return air duct 1st floor



Dust on garage return register grill

Cooling System

Heat Pump - A/C Unit #1

Brand Name: 3 Lennox Units

Location: Side of House & Garage

Approx. age: 2018

 Central system Wall unitEvaporator coil Satisfactory Not Visible Needs cleaning DamagedRefrigerant lines Leak/Oil present Damage Insulation missing SatisfactoryCondensate line/drain To exterior To pump Floor drain OtherSecondary condensate line/drain Present: Yes No **Needed:** Yes No Primary pan appears clogged Recommend technician evaluateOperation Differential: OK Not operated due to exterior temperaturecondition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Cooling General Comments:

Maintenance:

There is rust in the furnace drain pane at the garage attic furnace and the condensate pipe is under the soil or mulch at the side of the AC unit; debris or rust at the basement furnace drain pan; there are dry water stains on the house attic floor at the front corner of the furnace drain pan;

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

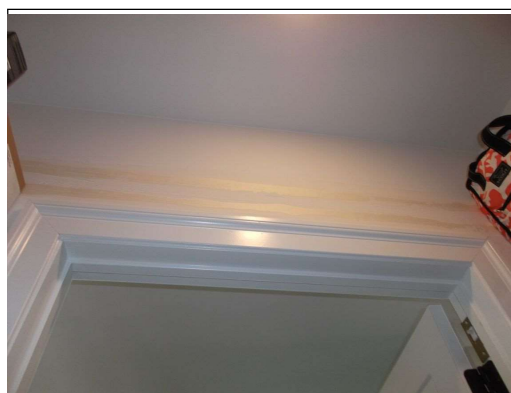
GFCI Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No Potential Safety Hazard(s)

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

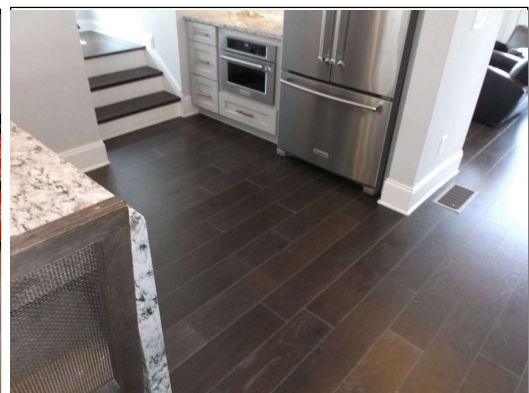
Kitchen Pictures



Left light out on the exhaust hood



Incomplete finish at drywall over pantry door



Kitchen floor has slight slope to microwave

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:

No washer drain pan installed at laundry room;

Laundry Pictures



No washer drain pan installed

Rooms

Location: 1st Level

Type: Rooms

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

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

Rooms General Comments:

Item to Monitor:

1st Level: Big rugs cover some floors at the 1st level (check flooring after rugs removed)

Maintenance:

1st floor ceiling fan has a slight hum when operating;

Room 2

Room

Location: 2nd Level

Type: Great Room, Dining, Kitchen, Bedroom...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Front room ceiling near ceiling fan

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

Heating source present Yes No **Holes:** Doors Walls Ceilings **Bedroom Egress restricted** N/A Yes No

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

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

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

Room 2 General Comments:**Maintenance:**

2nd Level: Dry water stain at the front left room ceiling near the ceiling light fixture; paint on the exterior wood deck floor; master bed door to the deck deadbolt lock not striking plate when door is closed fully;

Room 3

Room**Location:** 3rd Level**Type:** Bedrooms, Hall, Baths...**Walls & Ceiling**
 Satisfactory
 Marginal
 Poor
 Typical cracks
 Damage
Moisture stains
 Yes
 No
 Where: _____
Floor
 Satisfactory
 Marginal
 Poor
 Squeaks
 Slopes
 Tripping hazard
Electrical
Operable: Yes No
 Switches: Yes No
 Operable
 Receptacles: Yes No
 Operable

Open ground/Reverse polarity: Yes No
 Safety Hazard
 Cover plates missing
Heating source present
 Yes
 No
Holes:
 Doors
 Walls
 Ceilings
Bedroom Egress restricted
 N/A
 Yes
 No
Doors
 Satisfactory
 Marginal
 Poor
 Cracked glass
 Evidence of leaking insulated glass
 Broken/Missing hardware
Windows
 Satisfactory
 Marginal
 Poor
 Cracked glass
 Evidence of leaking insulated glass
 Broken/Missing hardware
Ceiling fan
 N/A
 Satisfactory
 Marginal
 Poor
 Recommend repair/replace
Room 3 General Comments:**Maintenance:**

3rd Level: Carpet torn at the rear right bedroom; master bedroom doors to the deck bump door when closing; verify remote to master bed ceiling fan is operational; the hall floor has a slight rise near the center of the floor area;

Bathroom 1

Location: Main 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 pedestal sink bowl slopes to the right slightly (seen when entering the bath door);

Bathroom1 Pictures



1/2 bath sink bowl slopes to the right

Bathroom 2

Location: 1st Level **Type:** 3/4

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

Tubs N/A

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 3

Location: 3rd level **Type:** Main Bath; 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 3 General Comments:**Maintenance:**

Master bath ceiling fan has vibration sound when operating, closet door sticks when opening and slight scuff marks in the master tub floor finish;

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

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
 Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

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

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other _____

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

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

Interior General Comments:

Major Concern:

Bridging blocks have been nailed to the sides of some roof truss seen when entering the attic (truss manufacturers restrict nailing into the sides of truss web members or cords as this can cause damage and requires engineer approval to nail into the sides of roof truss)

Item to Monitor:

Dry water stains on the attic floor at the right corner of the furnace drain pan;

Maintenance:

Attic ladder right leg longer than the left leg;

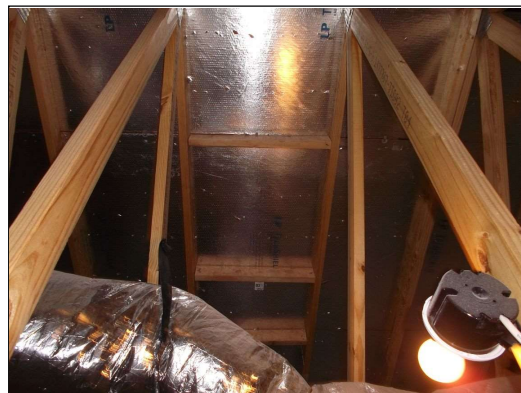
Interior Pictures



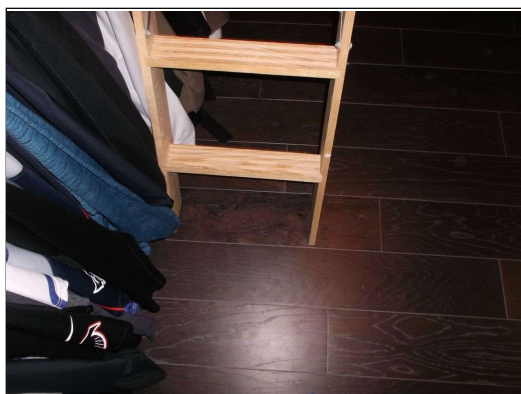
Blocks nailed to the sides of roof truss



Blocks nailed to the sides of roof truss



Blocks nailed to the sides of roof truss



Attic ladder right leg longer than left



Water stains on attic floor

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.