

Property Inspection Report



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284 Wild Rose Cir. Holly Springs, GA.

Inspection Date:

Apr 13, 2021

This confidential report is prepared exclusively for:

D. and N. Franklin

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:	2021
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Wet
Temperature:	80

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.

Contractors were still finishing the home inside at the time of the inspection

Major Concerns

Roof

Plumbing and vent pipe flashing have been installed on top of shingles and face nailed (can cause leaking over time, shingles should be on top of the sides of flashing and no nails should be visible, nails can extract);

Plumbing

Main gas pipe from the gas meter to the house has excessive pipe lengths, pipes not level and plumb and meter was installed too far forward from the house wall and meter not plumb;

Heating

Right furnace has vibration when operating in the attic (vibration can be felt in the attic floor and at the furnace cabinet); there are no air registers in the great room ceiling; there is not air return near the floor at the main level to return air back to the furnace to be conditioned;

Potential Safety Hazards

Electrical

Builder verify the front porch outlet is operational and GFCI proper; furnace electrical cables are stapled to the roof truss on the cables should not be stapled no the cables but clamped on the conduit (can damage the cables);

Basement

Missing fire foam or caulk where cables pass through holes in walls top plates some areas (TV cables, orange plastic conduit...)

Items to Monitor

Electrical

When carpet installer was stapling the carpet padding in areas in the house the lights were blinking every time the staple was shot from the gun;

Basement

Could feel great room floor bouncing when children were running across floor;

Maintenance

Grounds

Driveway has some scuff marks in the concrete finish; soil under the sod has been trampled and sod gathered at several areas at the front of the house (ground not smooth); there is metal rebar rising out the ground at the front porch; the soil under the pine straw at the front porch has poor slope away and debris under the pine straw; the rear wood deck support posts contact soil and there are missing joist hangers at the bedroom deck floor joists; there are several nails that has been driven through the floor-to-wall flashing at the main deck; there is not enough pine straw under the rear deck;

Exterior

House wrap was not cut off where the siding rest on the garage roof at the front; verify there is proper flashing installed over front windows; cannot see weepholes in the brick veneer at the bottoms at the front of the garage; cannot verify there are weep holes in the brick above the garage vehicle doors; soil contact the brick and mortar at some areas (moisture can damage brick and mortar); there is no short gutter at the fascia board on the left of the small garage kick-out roof; downspout turned to the front porch on the left side of the garage; downspouts should be routed 3 feet away from the foundation where there is new construction; rear bay window gutter sagging; rear gutter is not continuous where the rear bay window ends on the left; downspout disconnected from the gutter at the left side of the front porch; broken window glass at the front window and rear bay window at the main level;

Roof

Shingle pushed up at the front porch near the gutter; paint residue on roof shingles at the front porch and rear roof; workers residue on shingles at the rear main roof; damaged shingles at the rear main roof seen through the great room rear window; damage shingles on the front porch roof. Builder is advised to check all shingles on the home for damage and workers residue;

Garage

Damaged door frame at the side jamb of one vehicle door; poor air gap at some vehicle door frames and the floor; rough wood at vehicle door frame over the top; missing weep holes in the brick over the vehicle doors and at the brick at the bottom on sides of vehicle door; lots of tape on drywall at the time of inspection; one vehicle door is not plugged into a electrical outlet; house door has a piece of weather strip detaching at the side jamb;

Cooling

Missing soil under the left AC unit ground pad or base and left AC unit leaning to the left should be level;

Kitchen

No knobs on cabinet doors and drawers; there is a bead of water on the sink cabinet floor (verify no leaks); exhaust shaft is bent above the hood on the right; cabinet drawers not fully closing under the stove unit and below the microwave;

Laundry

Hole in baseboard not filled with caulk where drain pan pipe enter; grout spilled on the floor tiles at the time of the inspection;

Room1

Bedroom door to deck threshold not fully supported; tape on walls at many areas around the main level; glass broken at a window in the great room and at the front room; pot holes in window trim wood stools; windows not square in openings at several areas at the great room bay window; electrical outlet not energized at the front door foyer area left side; outlet upside down at the living room interior wall; bottom steps at the main stairs to the 2nd level slightly rotate forward or slope forward when going up the stairs; lights were blinking when carpet installer was using the staple gun; check all wall electrical outlets for operation; drywall seams visible in the ceiling at some areas at the main level great room (have buyers show areas);

Room2

Drywall seams visible at the stairwell; rear left bedroom window rubbing frame when letting up; front bed right window rub frame and squeak when letting up; poor air delivery to rear left bedroom and left side bedroom (low air volume from registers); master bedroom window will not easily snap into frame; front right bedroom window rubbing when letting up; hump in the master bedroom floor near the entry door;

Bathroom1

1st floor bath door opens to the hall; baseboard improperly installed at the tub and defective sheetrock finishing; there is a water drop on the sink cabinet floor; tub soiled;

Bathroom2

Jack and Jill bath has stains in tub, trim not caulked, tub stopper not in place, exhaust fan has slight vibration noise when operating;

Bathroom3

Master bat tub was soiled at the time of the inspection, mirrors not installed, all wall lights were no illuminating, toilet was seeping on and off;

Interior

Attic ladder is too long can be damaged if legs not cut to proper length;

Grounds

Service Walks

Material Concrete Flagstone Gravel Brick Other
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Settling cracks

Stoops/Steps

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

Deck/Balcony

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

Fence/Wall

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

Driveway/Parking

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

Landscaping affecting foundation

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

Retaining wall

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

Hose bibs

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

Ground General Comments:

Maintenance:

Driveway has some scuff marks in the concrete finish; soil under the sod has been trampled and sod gathered at several areas at the front of the house (ground not smooth); there is metal rebar rising out the ground at the front porch; the soil under the pine straw at the front porch has poor slope away and debris under the pine straw; the rear wood deck support posts contact soil and there are missing joist hangers at the bedroom deck floor joists; there are several nails that has been driven through the floor-to-wall flashing at the main deck; there is not enough pine straw under the rear deck;

Grounds Pictures



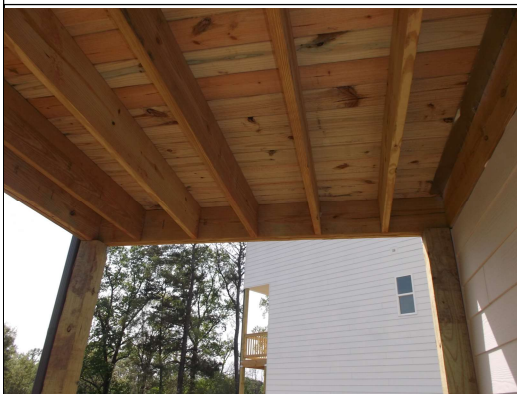
Soil under sod trampled and sod gathered



Rebar rising out the ground



Poor soil slope away & debris under pine straw



No joist hangers at bedroom deck floor



Deck posts in the soil/not enough pine straw



Many nails have punctured the flashing

Exterior

Chimney(s)

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

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
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

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 Weather strip was detaching out at the garage door to the house below the lock strike plate

Exterior A/C - Heat pump # 1

Unit #1 Location Side of HUse

Brand: Carrier

Model #: NA

Approx Age:2021

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:

House wrap was not cut off where the siding rest on the garage roof at the front; verify there is proper flashing installed over front windows; cannot see weepholes in the brick veneer at the bottoms at the front of the garage; cannot verify there are weep holes in the brick above the garage vehicle doors; soil contact the brick and mortar at some areas (moisture can damage brick and mortar); there is no short gutter at the fascia board on the left of the small garage kick-out roof; downspout turned to the front porch on the left side of the garage; downspouts should be routed 3 feet away from the foundation where there is new construction; rear bay window gutter sagging; rear gutter is not continuous where the rear bay window ends on the left; downspout disconnected from the gutter at the left side of the front porch; broken window glass at the front window and rear bay window at the main level;

Exterior Pictures



Broken glass



Gaps in siding at rear of house



Excessive gap and siding not level



Missing short gutter front left side of garage



Excessive gaps between siding panels



Gutter sagging at bay window & left side

Roof

Roof Visibility

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

Inspected From

Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof

Roof # 2 N/A

Roof # 3 N/A

Roof # 4 N/A

Roof # 1
Pitch
Steep
Layers
Age
Location
Style
Type

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:

Major Concern:

Plumbing and vent pipe flashing have been installed on top of shingles and face nailed (can cause leaking over time, shingles should be on top of the sides of flashing and no nails should be visible, nails can extract);

Maintenance:

Shingle pushed up at the front porch near the gutter; paint residue on roof shingles at the front porch and rear roof; workers residue on shingles at the rear main roof; damaged shingles at the rear main roof seen through the great room rear window; damage shingles on the front porch roof. Builder is advised to check all shingles on the home for damage and workers residue;

Roof Pictures



Pipe flashing on top shingles face nailed



Shingle lifting at th front porch



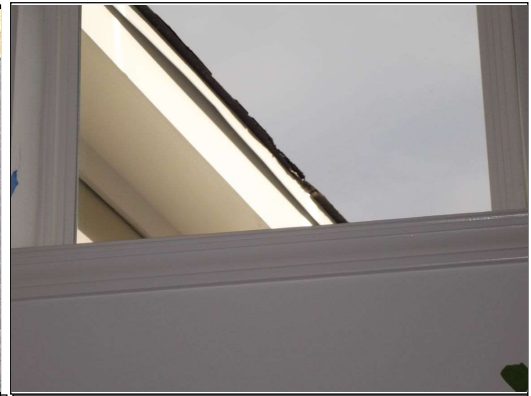
Workers residue & damage at porch shingles



Workers residue on lower rear roof shingles



Damaged shingles at front porch roof



Damaged shingles at rear lower roof

Garage/Carport

Type

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

Automatic Opener

Yes
 No
 Operable
 Inoperable

Safety Reverse

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

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

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:

Damaged door frame at the side jamb of one vehicle door; poor air gap at some vehicle door frames and the floor; rough wood at vehicle door frame over the top; missing weep holes in the brick over the vehicle doors and at the brick at the bottom on sides of vehicle door; lots of tape on drywall at the time of inspection; one vehicle door is not plugged into a electrical outlet; house door has a piece of weather strip detaching at the side jamb;

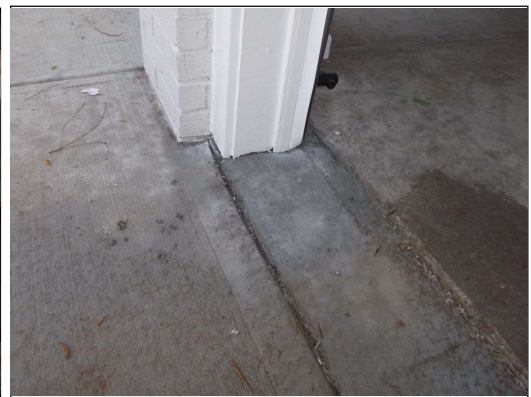
Garage/Carport Pictures



Damaged door frame



Defective door frame



Not enough air gap at concrete



Missing weep holes?



Tape indicating defective finish?



Weep holes not visible

Electrical

Main panel

Location Exterior **Condition**

Amperage/Voltage Unknown 60 a

Breakers/Fuses Breakers Fuse

GFCI breaker Yes No **Operable**

Main wire Copper Aluminum Not Visible Double tapping

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: _____

Insert Picture

Adequate Clearance to Panel Yes No

200 amp 400 amp 120v/240v

No Not Visible

Yes No **Operable:** N/A Yes No

Condition Satisfactory Marginal Poor

Safety Hazard:

Builder verify the front porch outlet is operational and GFCI proper; furnace electrical cables are stapled to the roof truss on the cables should not be stapled no the cables but clamped on the conduit (can damage the cables);

Item to Monitor:

When carpet installer was stapling the carpet padding in areas in the house the lights were blinking every time the staple was shot from the gun;

Electrical Pictures



Furnace conduit not clamped to wood

Plumbing

Water service

Main shut-off location: Front yard

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:

Capacity:

Approx. age:

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

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

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

Condition Satisfactory Marginal Poor

Plumbing General Comments:

Major Concern:

Main gas pipe from the gas meter to the house has excessive pipe lengths, pipes not level and plumb and meter was installed too far forward from the house wall and meter not plumb;

Plumbing Pictures



Gas meter to house pipes poorly installed

Heating

Remove

Heating system

Unit #1 Brand name: Carrier

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 2021

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

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

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

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

Combustion air venting present N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

Heating General Comments:

Major Concern:

Right furnace has vibration when operating in the attic (vibration can be felt in the attic floor and at the furnace cabinet); there are no air registers in the great room ceiling; there is not air return near the floor at the main level to return air back to the furnace to be conditioned;

Heating Pictures



Right furnace has vibration when operating

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Carrier X 2 Location: Side of House Approx. age: 2021 Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Operation Differential: _____ Not operated due to exterior temperature

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

Cooling General Comments:

Maintenance:

Missing soil under the left AC unit ground pad or base and left AC unit leaning to the left should be level;

Cooling Pictures



Missing soil under left AC base



Right AC unit leaning to the left

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

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

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

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

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

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

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

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

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

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

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

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

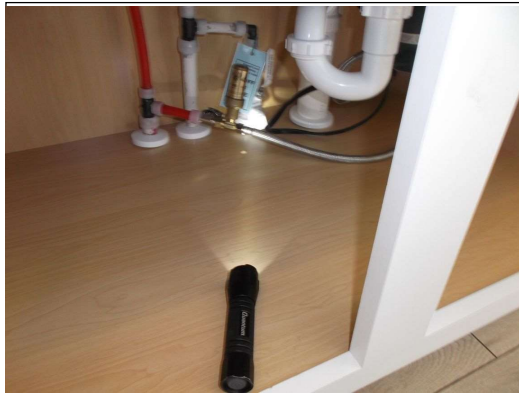
Open ground/Reverse polarity: Yes No Potential Safety Hazard(s)

Kitchen General Comments:

Maintenance:

No knobs on cabinet doors and drawers; there is a bead of water on the sink cabinet floor (verify no leaks); exhaust shaft is bent above the hood on the right; cabinet drawers not fully closing under the stove unit and below the microwave;

Kitchen Pictures



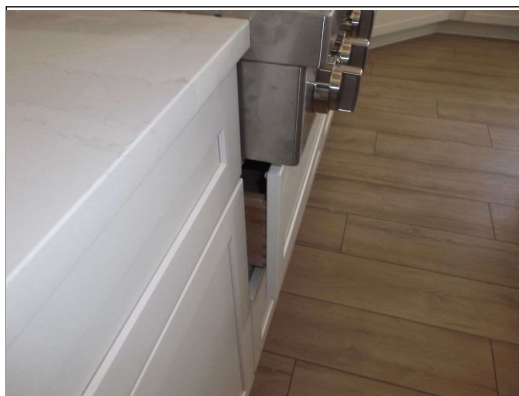
Drop of water on kitchen cabinet floor



Stove exhaust hood shaft bent right side



Drawer not closing under microwave



Drawer not closing under stove cook top

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard

Heat source present Yes No **Room vented** Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical **Open ground/reverse polarity:** Yes No Safety Hazard

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

Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:

Maintenance:

Hole in baseboard not filled with caulk where drain pan pipe enter; grout spilled on the floor tiles at the time of the inspection;

Laundry Pictures



Missing caulk at hole in baseboard



Grout spilled on floor tiles

Rooms

Location: Main Level

Type: Great Room, Rooms, Foyer...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

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

Rooms General Comments:

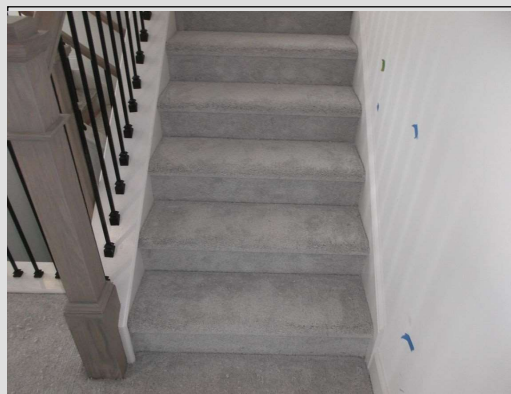
Maintenance:

Bedroom door to deck threshold not fully supported; tape on walls at many areas around the main level; glass broken at a window in the great room and at the front room; pot holes in window trim wood stools; windows not square in openings at several areas at the great room bay window; electrical outlet not energized at the front door foyer area left side; outlet upside down at the living room interior wall; bottom steps at the main stairs to the 2nd level slightly rotate forward or slope forward when going up the stairs; lights were blinking when carpet installer was using the staple gun; check all wall electrical outlets for operation; drywall seams visible in the ceiling at some areas at the main level great room (have buyers show areas);

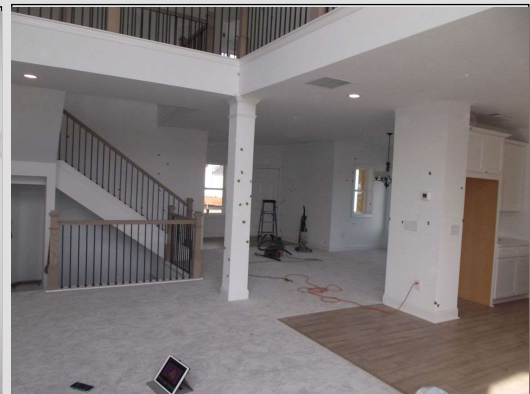
Rooms Pictures



Windows not square in the wall



First steps rotate forward



Tape placed on a lot of wall areas

Room 2

Room

Location: 2nd Level

Type: Bedrooms, Halls...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

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

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

Heating source present

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

Doors

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

Windows

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

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Maintenance:

Drywall seams visible at the stairwell; rear left bedroom window rubbing frame when letting up; front bed right window rub frame and squeak when letting up; poor air delivery to rear left bedroom and left side bedroom (low air volume from registers); master bedroom window will not easily snap into frame; front right bedroom window rubbing when letting up; hump in the master bedroom floor near the entry door;

Room2 Pictures



Master bed window will not snap in place



Hump in master bed floor near door

Bathroom 1

Location: Main 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

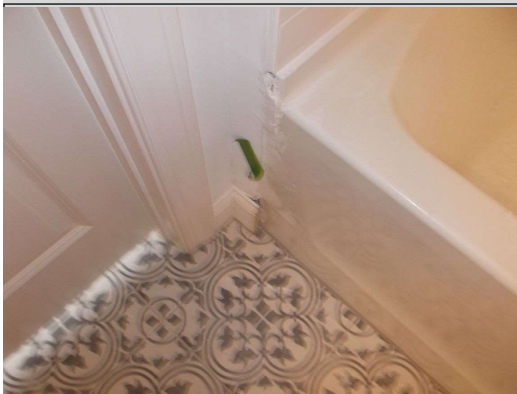
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

1st floor bath door opens to the hall; baseboard improperly installed at the tub and defective sheetrock finishing; there is a water drop on the sink cabinet floor; tub soiled;

Bathroom1 Pictures



Defective baseboard and sheetrock finishing



Tub soiled

Bathroom 2

Location: 2nd Level **Type:** Full bath jack and Jill

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:

Jack and Jill bath has stains in tub, trim not caulked, tub stopper not in place, exhaust fan has slight vibration noise when operating;

Bathroom 3

Location: 2nd Level Master Bath **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 3 General Comments:

Maintenance:

Master bat tub was soiled at the time of the inspection, mirrors not installed, all wall lights were no illuminating, toilet was seeping on and off;

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:

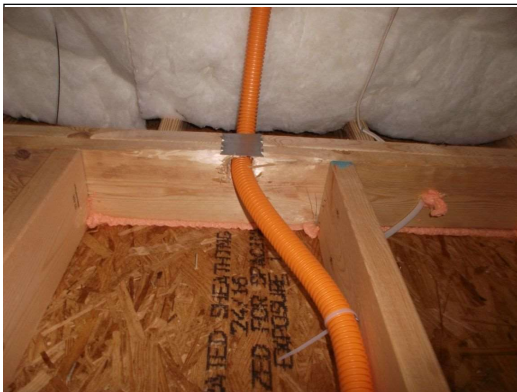
Safety Hazard:

Missing fire foam or caulk where cables pass through holes in walls top plates some areas (TV cables, orange plastic conduit...)

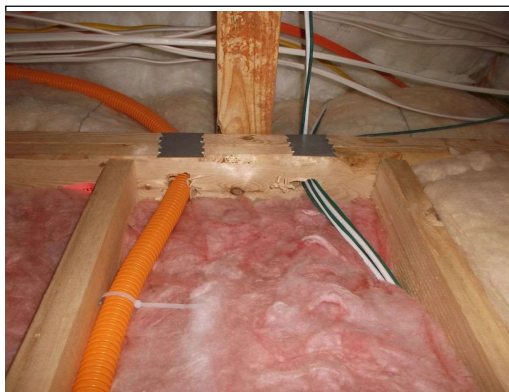
Item to Monitor:

Could feel great room floor bouncing when children were running across floor;

Basement Pictures



Missing caulk at top plate



Missing caulk at top plate



Hair line crack in floor

Interior

Windows/Glass

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

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

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

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 12 Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

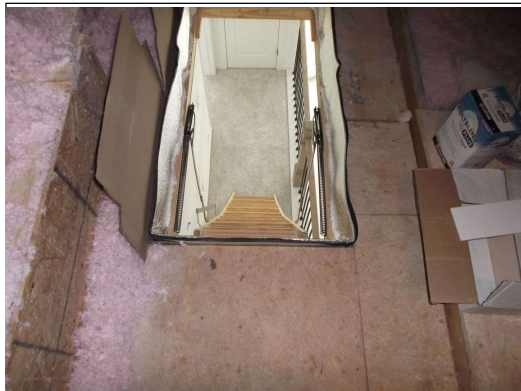
Evidence of condensation Yes No **Evidence of moisture** Yes No **Evidence of leaking** Yes No

Interior General Comments:

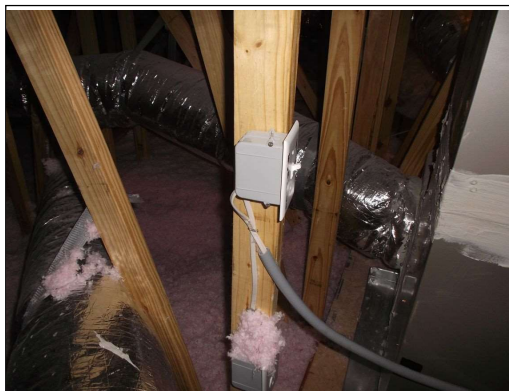
Maintenance:

Attic ladder is too long can be damaged if legs not cut to proper length; furnace electrical cables clamped to the wood can cause damage to cables (there should be a clamp on the conduit for each furnace);

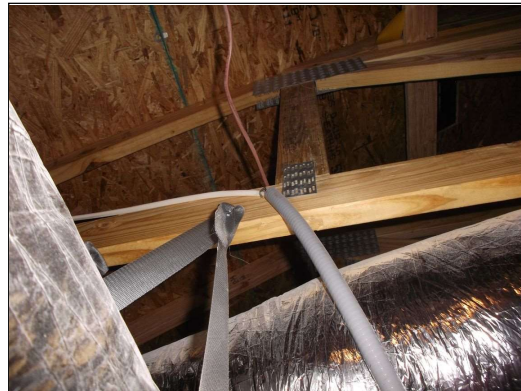
Interior Pictures



Attic ladder too long



Electrical cable should not be stapled here



Electrical conduit should be clamped not cabl

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.