

# PROPERTY INSPECTION REPORT



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2595 Ridge Manor Dr. Dacula, GA.

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**Inspection Date:**

Jul 29, 2021

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

Julia Gibbs Shields

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

Paris Pressley

**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

<b>Approximate Age:</b>	2021
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Vacant
<b>Weather Conditions:</b>	Cloudy
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Dry
<b>Temperature:</b>	91

### THE HOUSE IN PERSPECTIVE

Average Quality / Numerous Repairs

## 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.

## Major Concerns

### Grounds

Soil has poor grading for drainage at the left side of the building and poor slope away from the foundation at the left side (can cause excessive water saturation in the soil at and under the garage side of the house and cause foundation settling over time if water does not drain properly away from this side of the house). Can cause support soils under the floor slab to erode which can cause differential settling and cracks in the floor slab.

There is a electrical utility right-of-way bordering the rear property line of this property. It is advised to check the power company to verify if support trusses can be replace with bigger ones and high voltage cables could be increased in number and size. It is advised to do a research on living near power lines and utility right-a-ways.

### Exterior

Front door/skylights unit appears to lean to the right.

### Electrical

The electrode ground rod was not driven into the ground far enough (rod should be only 1 inch above the ground). There is painters residue sprayed on the distribution panel cover in the garage. There is spray paint on the bus bars inside the distribution (not allowed, clean off all paint or replace bus bars, considered defective). Spray paint on the main breaker in the distribution panel not allowed.

Missing light fixtures at the front porch and patio ceilings.

Missing bead of caulk across the top of the electrical meter at the side of the house.

### Plumbing

Water gas vent pipe rises too high above the roof.

### Cooling

Damaged refrigerant line insulation on the backside of the line near the furnace can sweat and drip water, builder is advised to check complete line in the attic for damage a repair. Cannot verify there is refrigerant line insulation damage in the walls at the time of the inspection.

### Kitchen

The appliances were not installed at the time of the inspection. Buyer shall get verification all appliances are properly installed once work is complete and have builder verify appliances have been installed according to the manufacturers instructions. Some cabinet door and drawer knobs missing.

Painting incomplete at the kitchen. Defective drywall repairs in the pantry closet at the lower area on the back wall.

### Interior

Attic has poor ventilation at the ridge vent and length of main ridge vent is not enough for the size of the attic. Attic was very hot at the time of the inspection. Ridge plywood was not fully cut out wide enough for the installed ridge vent. Builder should consider additional vents to let hot air out the attic.

There was dust and workers debris on the floor coverings. Builder shall verify all floor coverings have been fully cleaned and verified.

## Maintenance

### Grounds

There are plumbing waste pipe riser and utility pipe risers in the front yard that are too high. There are stains in the front porch floor finish. There are oil stains in the driveway. There are spider web cracks in the rear patio concrete.

### Exterior

Front door threshold not supported can be damaged. Front door not painted. Missing bead of caulk where front porch posts rest on pillars. Missing bead of caulk across top of electrical meter box. There is a opening in the exterior wall where the AC lines enter that should be filled or closed.

Window screens not installed. Missing flashing across the tops of windows installed in siding walls (some builders say it is not needed).

### Roof

There is workers residue on the front porch roof shingles. There is plumbing pipe and gas vent pipe flashing installed on top of shingles and face nailed (water can get under flashing on the sides, nails can extract and cause leaks, there should be no nails across the bottom of the flashing and flashing shall be covered with shingles on the sides).

The metal gas vent pipes are rising too high above the roof deck (should be lowered).

Gutter downspouts pour at the foundation should be routed 3 feet away to discharge away soils under the foundation (can cause settling).

### Garage

Vehicle door frames contact concrete can absorb water and attract termites under certain conditions. garage interior walls need painting. There are no door openers installed. The door to the house threshold is not supported can be damaged. Missing weather strips at the door frames of the vehicle doors. Oil stains in the driveway. The door to the house knob did not turn when first tested.

### Cooling

The AC unit at the side of the house is rotating away or leaning away from the building (can move off pad and cause damage, pad shall be made level). Contractor did not seal hole in the wall and siding where the refrigerant lines enter.

### Laundry

Washer drain pan not completely installed. Missing bead of caulk around the dryer exhaust pipe box in the laundry wall (can let unconditioned air into the living space).

### Room1

Main level walls are still being repaired, defective painting at walls and ceilings, workers dust on the floor coverings (all flooring and carpet shall be deep cleaned and sanitized).

There is a movement crack in the foyer wall above the opening to the dining room (right over opening) that has been skimmed over with sheetrock mud (builder verify the crack will not redevelop after work is completed. Verify there is a bead of caulk installed where door frames end at the flooring).

### Room3

Master bed closet does not have a convenience receptacle on at least one wall. Wall paint defective and walls need repaint.

Rear right bedroom closet door knob not installed. Builder verify the metal brackets at the bottom of the guardrail post at the floor will not be visible when finished.

Rear right bedroom did not cool evenly as the other areas on the 2nd level.

### Bathroom1

1/2 bath toilet has not been installed at the time of the inspection, there was no hot water at the faucet.

### Bathroom2

jack and Jill bath toilet and hardware not installed at the time of the inspection. Exhaust fan has a slight vibration noise when operating.

### Bathroom3

Master bath tub has scuff marks in the rim deck, cabinet knobs missing, missing caulk where door frames terminate at the floor covering and tub stopper not installed properly.

# 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:**

**Major Concern:**

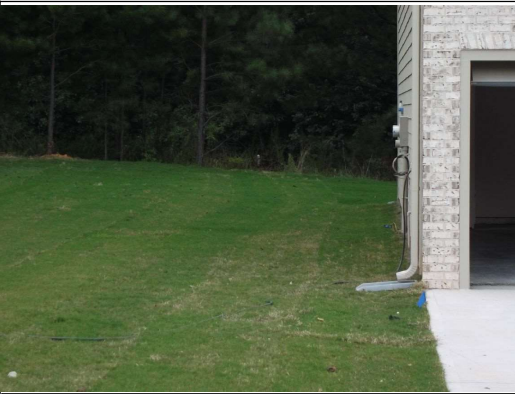
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There is a electrical utility right-of-way bordering the rear property line of this property. It is advised to check the power company to verify if support trusses can be replace with bigger ones and high voltage cables could be increased in number and size. It is advised to do a research on living near power lines and utility right-a-ways.

**Maintenance:**

There are plumbing waste pipe riser and utility pipe risers in the front yard that are too high. There are stains in the front porch floor finish. There are oil stains in the driveway. There are spider web cracks in the rear patio concrete.

**Grounds Pictures**



Poor soil slope and grading



Poor soil grading

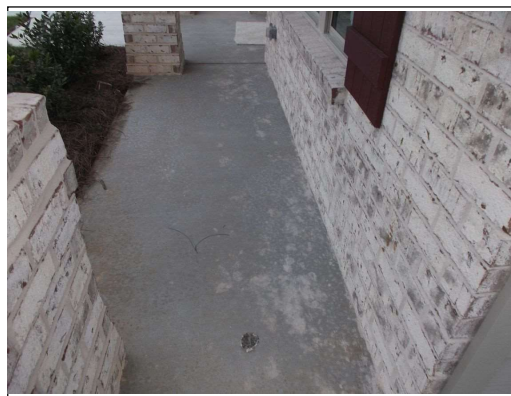


High power utility lines





Pipe risers in the front yard



Stains in front porch concrete floor



Spider cracks in patio floor

## 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:** Satisfactory

**Exterior Door**

**Main Entrance** **Weatherstripping:** Satisfactory

**Door condition:** Satisfactory

**Patio** **Weatherstripping:** Satisfactory

**Door condition:** Satisfactory

**Rear door** **Weatherstripping:**

**Door condition:**

**Other door** **Weatherstripping:**

**Door condition:**

**Other**

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

**Unit #1** **Location** Side of House

**Brand:** Carrier

**Model #:** general

**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):40 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:****Major Concern:**

Front door/skylights unit appears to lean to the right.

**Maintenance:**

Front door threshold not supported can be damaged. Front door not painted. Missing bead of caulk where front porch posts rest on pillars. Missing bead of caulk across top of electrical meter box. There is a opening in the exterior wall where the AC lines enter that should be filled or closed.

Window screens not installed. Missing flashing across the tops of windows installed in siding walls (some builders say it is not needed).

## Exterior Pictures



Front door threshold not supported



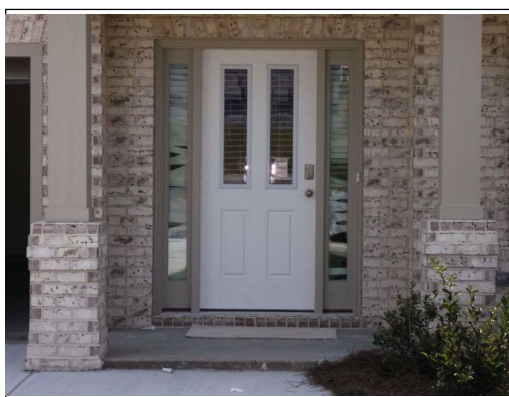
Missing bead of caulk at porch posts



Opening in wall @ AC refrigerant lines enter



Missing caulk at the top of meter box



Front door appears to lean to the right

## 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 2021   
 Location South   
 Style Hip   
 Type Asphalt shingles

### Ventilation System

- Soffit   
  Ridge   
  Gable   
  Roof   
  Turbine   
  Powered   
  Other

### Flashing

**Material**   
 Not Visible   
 Galv/Alum   
 Asphalt   
 Copper   
 Foam   
 Rubber   
 Lead   
 Painted sheet metal

**Condition** Marginal   
 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:**

There is workers residue on the front porch roof shingles. There is plumbing pipe and gas vent pipe flashing installed on top of shingles and face nailed (water can get under flashing on the sides, nails can extract and cause leaks, there should be no nails across the bottom of the flashing and flashing shall be covered with shingles on the sides).

The metal gas vent pipes are rising too high above the roof deck (should be lowered).

Gutter downspouts pour at the foundation should be routed 3 feet away to discharge away soils under the foundation (can cause settling).

**Roof Pictures**



Painters residue on roof shingles



Flashing on top shingles, tar, nailed



Pipe too tall/flashing on top shingles nailed



Flashing on top shingles face nailed



Flashing on top shingles face nailed



Wrong sealant @ metal pipes/sealant on pipe.

**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**       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:**

Vehicle door frames contact concrete can absorb water and attract termites under certain conditions. garage interior walls need painting. There are no door openers installed. The door to the house threshold is not supported can be damaged. Missing weather strips at the door frames of the vehicle doors. Oil stains in the driveway. The door to the house knob did not turn when first tested.

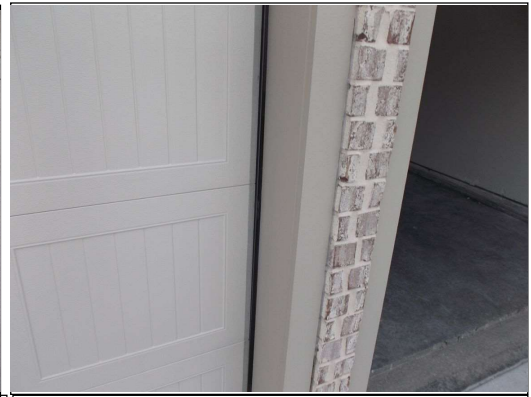
## Garage/Carport Pictures



Door frame contact floor



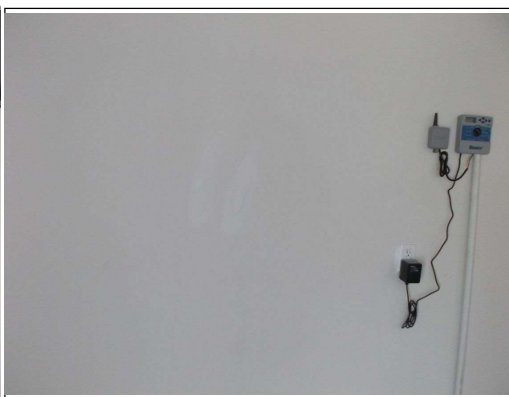
Oil in the driveway



Missing weather strips



Wall needs painting



Wall needs painting



Threshold not supported

# Electrical

### Main panel

**Location**  In Garage     
 **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: \_\_\_\_\_



**Major Concern:**

The electrode ground rod was not driven into the ground far enough (rod should be only 1 inch above the ground). There is painters residue sprayed on the distribution panel cover in the garage. There is spray paint on the bus bars inside the distribution (not allowed, clean off all paint or replace bus bars, considered defective). Spray paint on the main breaker in the distribution panel not allowed.

Missing light fixtures at the front porch and patio ceilings.

Missing bead of caulk across the top of the electrical meter at the side of the house.

## Electrical Pictures



Ground rod too high above the ground



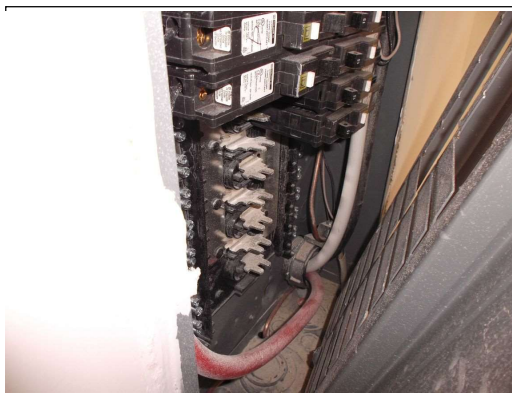
Missing light fixtures at front porch



Missing light fixture at patio



Missing bead of caulk across meter box



Spray paint on panel board components



Paint on main breaker at panel



# 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:** 50 gal **Approx. age:** 2021

**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:

Water gas vent pipe rises too high above the roof.

# Plumbing Pictures



Pipe too high above roof

## Heating

Remove

### Heating system

Unit #1 Brand name: Carrier

Location

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:

# Cooling System

## Heat Pump - A/C Unit #1

Brand Name: Carrier 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: Yes \_\_\_\_\_  Not operated due to exterior temperature

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

## Cooling General Comments:

### Major Concern:

Damaged refrigerant line insulation on the backside of the line near the furnace can sweat and drip water, builder is advised to check complete line in the attic for damage a repair. Cannot verify there is refrigerant line insulation damage in the walls at the time of the inspection.

### Maintenance:

The AC unit at the side of the house is rotating away or leaning away from the building (can move off pad and cause damage, pad shall be made level). Contractor did not seal hole in the wall and siding where the refrigerant lines enter.

## Cooling Pictures



AC leaning away on the pad



Open hole in the wall at AC lines



Damaged refrigerant line insulation at attic

## 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:**

**Major Concern:**

The appliances were not installed at the time of the inspection. Buyer shall get verification all appliances are properly installed once work is complete and have builder verify appliances have been installed according to the manufacturers instructions. Some cabinet door and drawer knobs missing.

Painting incomplete at the kitchen. Defective drywall repairs in the pantry closet at the lower area on the back wall.

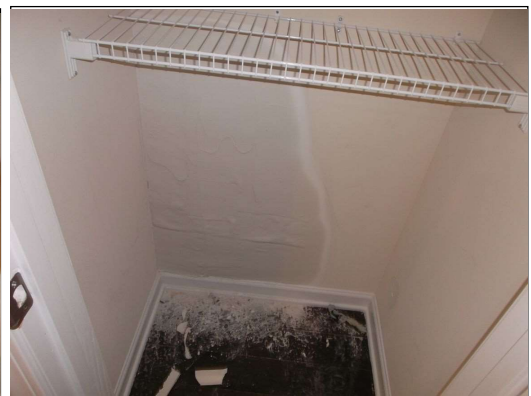
**Kitchen Pictures**



Appliances not installed



Missing cabinet knobs



Defective drywall finishing in pantry





Unfinished ceiling

## 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:

Washer drain pan not completely installed. Missing bead of caulk around the dryer exhaust pipe box in the laundry wall (can let unconditioned air into the living space).

# Laundry Pictures



Drain pan incomplete/gaps at dryer box

## Rooms

**Location:** Main level

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

**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

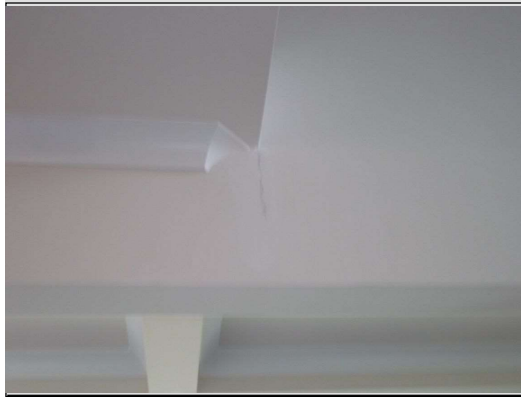
### Rooms General Comments:

#### Maintenance:

Main level walls are still being repaired, defective painting at walls and ceilings, workers dust on the floor coverings (all flooring and carpet shall be deep cleaned and sanitized).

There is a movement crack in the foyer wall above the opening to the dining room (right over opening) that has been skimmed over with sheetrock mud (builder verify the crack will not redevelop after work is completed. Verify there is a bead of caulk installed where door frames end at the flooring).

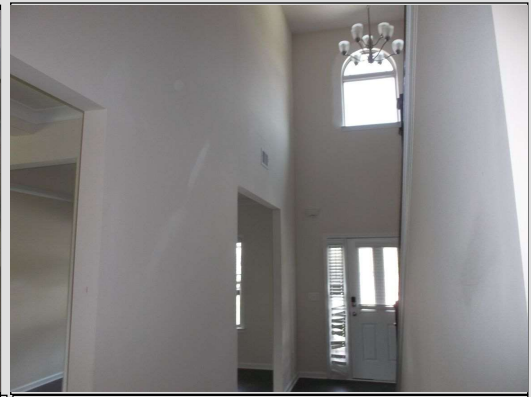
## Rooms Pictures



Crack in wall above doorway



Incomplete finishing and painting



Incomplete finishing and painting

## Room 2

### Room

**Location:** 2nd Level

**Type:** Bedrooms, Halls, Closets, 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 2 General Comments:

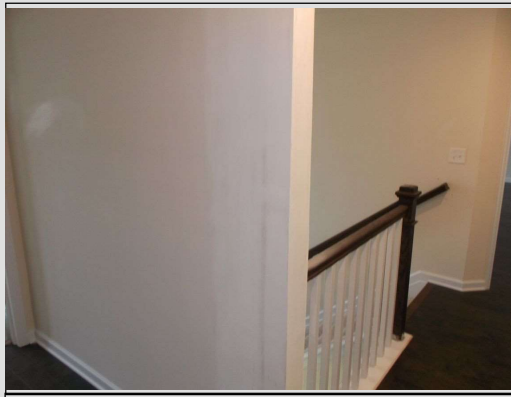
#### Maintenance:

2nd level walls are not finished and painting incomplete (builder verify repainting will match and quality painting will be done when all walls painted).  
Missing caulk where door frames end at the flooring.

## Room2 Pictures



Gap at door frames and floor covering



Incomplete finishing and painting



Incomplete finishing and painting

## Room 3

### Room

**Location:** 2nd Level

**Type:** Master Bedroom, Bedrooms, Hall

**Walls & Ceiling**     Satisfactory     Marginal     Poor        Typical cracks     Damage

**Moisture stains**     Yes     No    **Where:** \_\_\_\_\_

**Floor**     Satisfactory     Marginal     Poor        Squeaks     Slopes     Tripping hazard

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

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

**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:

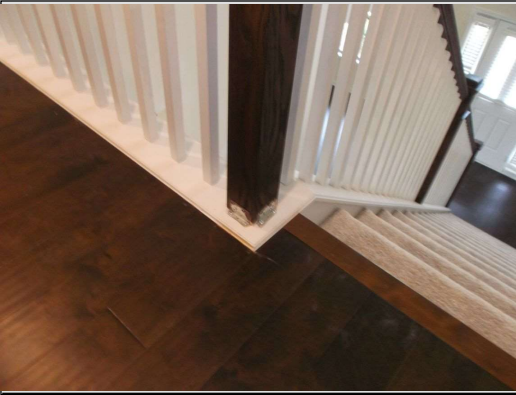
Master bed closet does not have a convenience receptacle on at least one wall. Wall paint defective and walls need repaint.

Rear right bedroom closet door knob not installed. Builder verify the metal brackets at the bottom of the guardrail post at the floor will not be visible when finished.

Rear right bedroom did not cool evenly as the other areas on the 2nd level.



## Room3 Pictures



## 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 toilet has not been installed at the time of the inspection, there was no hot water at the faucet.

## Bathroom1 Pictures



Toilet not installed

## Bathroom 2

**Location:** 2nd 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

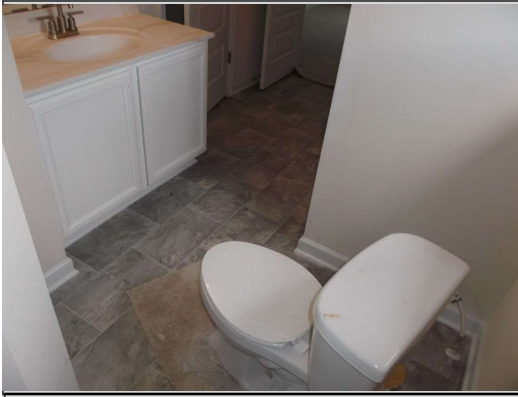
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

### Bathroom 2 General Comments:

#### Maintenance:

jack and Jill bath toilet and hardware not installed at the time of the inspection. Exhaust fan has a slight vibration noise when operating.

## Bathroom2 Pictures



Toilet not in/hardware not installed

## Bathroom 3

**Location:** 2nd Level

**Type:** Master Bedroom

**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 tub has scuff marks in the rim deck, cabinet knobs missing, missing caulk where door frames terminate at the floor covering and tub stopper not installed properly.

# 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

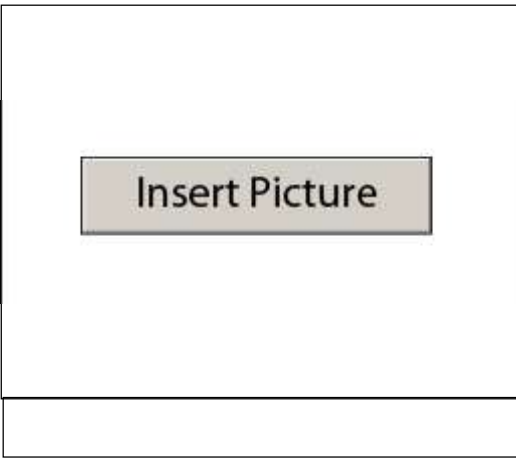
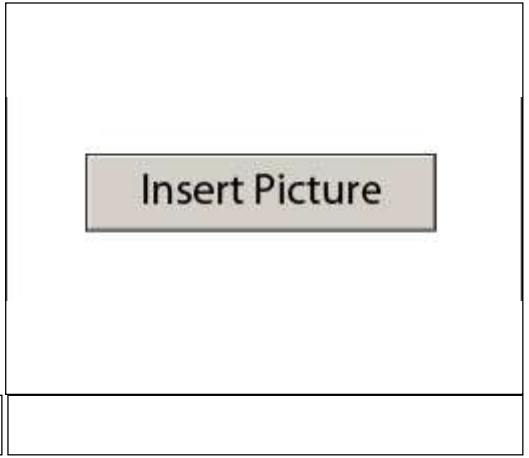
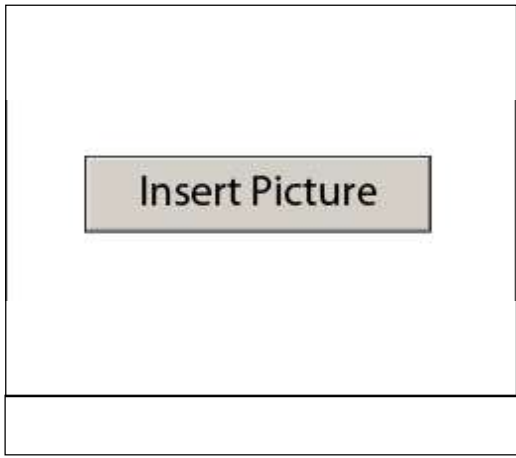
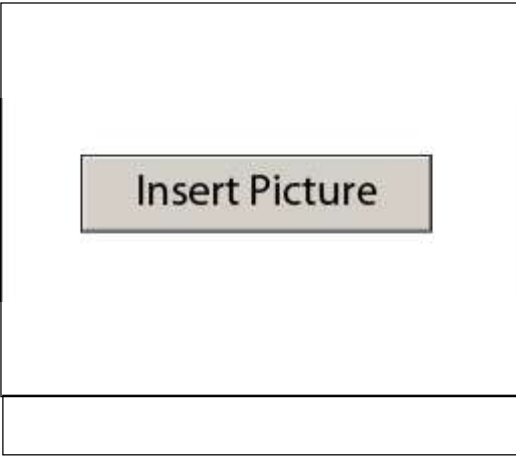
**Condition**  Not visible  Satisfactory  Marginal  Poor

**Material**  Steel  Wood  Truss  Not visible  2x8  2x10  2x12  Engineered I-Type  Sagging/altered joists

**Sub floor**  N/A  Not Visible  Appears Satisfactory



# Basement Pictures



# 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: Great Room

**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:** 11 inches  Recommend baffles at eaves  Damaged  Displaced  Missing  Compressed

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

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation

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

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

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  Other \_\_\_\_\_

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

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

**Interior General Comments:****Major Concern:**

Attic has poor ventilation at the ridge vent and length of main ridge vent is not enough for the size of the attic. Attic was very hot at the time of the inspection. Ridge plywood was not fully cut out wide enough for the installed ridge vent. Builder should consider additional vents to let hot air out the attic.

There was dust and workers debris on the floor coverings. Builder shall verify all floor coverings have been fully cleaned and verified.

## Interior Pictures



Ridge plywood not fully cut out at vent



Attic was very hot and little air movement

### 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