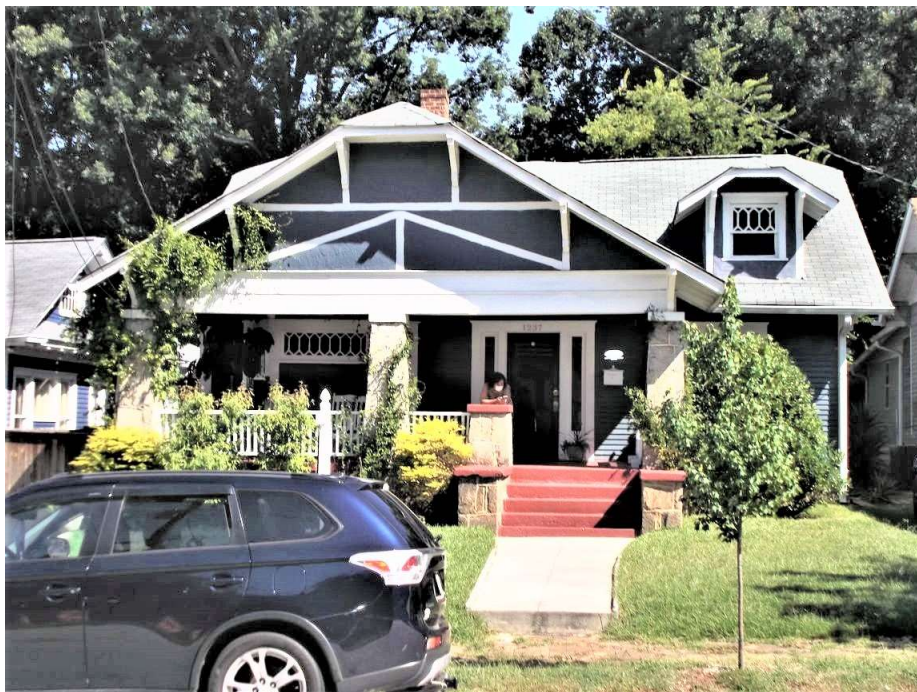


PROPERTY INSPECTION REPORT



Paris Pressley REI Cell: 404-617-4973 Email: info@ppinspect.com Website: www.ppinspect.com



1237 Lucile Ave. Atlanta, GA.

Inspection Date:

Sep 4, 2021

This confidential report is prepared exclusively for:

P. Hatcher and M. Adams

Prepared By:

PPREI

Report Number:

1801

Inspector:

Paris Pressley

Real estate agent/Broker:

Rachel Johnson

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:	1920
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	84

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.

This home was furnished and inspector could not access or see all areas around walls at some rooms

Grounds

The soil grading at the right side of the house or the east side slopes to the foundation and has poor grading to drain water away from between the houses and to the street. The rear yard near the foundation has poor slope away from the foundation. Soil grading near the foundation shall be sloped 6 inches for the first 10 feet away from the foundation to drain water away from the building. Where there is poor grading or soils slope to a foundation water can cause damp basements and crawlspaces and cause water intrusion at the crawlspace or basement.

Trees, shrubs and vines need trimming around the house. There is a small dead tree at the rear yard on the right side of the garage..

There are paint chips, glass putty and caulk noted in the soil at the right side of the house. Based on the age of this home the original exterior paint was lead based and EPD and EPA requires all lead based paint to be cleaned out of the soil.

Roof

The main roof structure has major sagging at the ridge and roof structure appears to slope to the left when viewing from the street. There are dips in the roof deck at the left side of the house.

Electrical

Could not locate but one 100 amp main and distribution panel in the home. Seller verify if there is another distribution panel or sub panel in the home. If the 100 amp panel is the only panel in the home it is too small for the size and load in the house.

The distribution panel in the basement stairwell has gaps between the panel box and plaster that can let sparks escape into the wall. Can see 3 hot wires pigtailed at 2 different hot wires (2 different nuts) inside the distribution panel box (breakers shall have only one hot wire or serve only one circuit, verify if pigtailed wires are attached to one breaker as this would be double tapping which is not allowed) .

Plumbing

The water heater is resting on partial soil and gravel for the foundation but these materials are poorly installed and partially installed under the base of the water heater. The expansion tank is supported on the water pipe above the water heater and the floor joist above is pressing down on top of the expansion tank can damage the pipe or cause leaks (expansion tanks shall have independent support.

Heating

Based on the age, this home most likely may have had furnace components or metal ducts that could have had Asbestos tape or materials. Seller verify when the old furnace and components were removed all EPD and EPA guidelines for hazardous removal was followed. Where Asbestos materials have been removed improperly at a property, there can possibly be particle contamination in the crawlspace, in the house, in the furnace, air handler, ducts and outside the home.

Kitchen

Kitchen floor slopes toward the rear door area and towards the dining area or to the center of the house. There are not enough wall outlets at the counter level.

Room1

The floor system has major sloping at various areas and shows sagging in the center area of the building. While noticing the house floor system was sagging it was noted the roof system sags above the same areas.

Front bedroom floor has popping. There are not electrical outlets located around the walls at all rooms. front bedroom closet door not latching. Bedroom at the right center of the house door lock not latching.

The main hall floor and walls slope to the center of the house. This sloping and sagging may be causing the roof sagging.

Bathroom3

Master sink faucets have restricted and poor water flow at the hot and cold sides.

Basement

One of the fireplaces foundation is resting on partial soil to the right of the furnace (it is advised to install a retaining wall to prevent collapse of soil below the fireplace foundation. The soil in the basement area of the house is wet. The basement electrical system is not GFCI protected. The basement stairs are rotting at the bottoms and resting in the soil. Basement stairwell missing a handrail and missing guardrail on the open sides of the stair system. There is no ceiling light in the stairwell. There are drop cords used for wiring in the basement. Missing moisture barrier on the basement soil floor. Some wood posts in the soil and rotting. Metal posts in soil and rusting at the bottoms. Can see floor system patch re[airs at the right side of the house.

Interior

The roof framing structure has sagging and settling and support posts and bracing have been put in place but the roof structure was not jacked back up to original position. It appears that several roof braces and support bracing are improperly built and positioned. Based on the house floor and wall systems, it appears some of the roof settling may be caused by poor supports and posts in the basement, floors settling in the house and walls settling as a result. It is advised to review my findings and verify conditions and create a remedy for correct roof framing, roof support system and all bracing.

The roof ridge board and framing are poorly constructed. There is no soffit venting to let fresh air into the attic and poorly installed ridge vents restrict air ventilating out of the attic.

Crawlspace

Mold like substance on wood floor joists at some areas.

Potential Safety Hazards

Grounds

The walkway step up from the street sidewalk is too high and can be a trip hazard. The main front stairs at the front porch top step too high and can be a trip hazard.

The front porch guard railings are too low and can be a fall hazard (current standards railing minimum height is 42 inches. There is no handrail at the front stairs and no hand rail attached to the stair railing at the wood deck stairs.

Plumbing

No anti siphon device on exterior hose faucets.

Bathroom2

Hall Bath: There is a light fixture installed over the tub which is a serious electrical hazard.

Bathroom3

Master bath electrical outlet did not trip when tested.

Items to Monitor

Bathroom2

The hall bath tub has been reglazed or painted over. Tub glazing has a short life and can start to peel after a year or two of use.

Maintenance

Grounds

Foundation vents defective at some areas, some foundation vents missing doors or not operating properly. The exterior hose faucets do not have anti siphon devices which can let contaminants back into the fresh water supply. There is a exhaust fan placed in one of the foundation vents that was operating at the time of the inspection.

There is firewood stacked near the foundation at the west side of the house which can attract termites.

Exterior

This home may have a high possibility of lead in paint on the siding and trim. There is a high possibility there is window glass putty containing lead. There is peeling paint at wood soffits and windows. There is detaching paint, caulk and or putty at siding at some areas. Where a home's exterior paint may have lead, EPD and EPA has specific requirements for hazardous materials handling, disposal and all repairs must follow strict guidelines. The wood soffits have water damage at some areas. There have been wood blocks placed under the roof eave behind the gutter at the kitchen side of the house may indicate damaged roof decking and or roof tail rafters. The wood soffits need wash, loose paint removed and repainting. It is advised to check all exterior wood components painting and make sure loose, flaking or detaching paint has been remedied according to EPD and EPA guidelines.

There is peeling and loose paint at some windows. many windows have been painted shut and sash cords broken. There are a few window glasses broken at the front dormer and at the left side.

The front door threshold rubber weather strip is damaged. Rear door threshold is not fully supported and can see daylight at the bottom of the door corner when standing in the kitchen.

The chimneys are missing a rain cap and spark screen.

Roof

There have been wood blocks placed under the roof decking at the eave (behind the gutter) at the left side of the house near the kitchen (may indicate water damage to decking at the eave).

There is no spark screen not rain cap on the chimney.

Garage

The garage wood siding rest in the soil and there is rot at the bottom of the panels at various areas. The wood siding has rot and or damaged at the top of some panels. The vehicle doors need repair. The exterior wall framing is utility type.

at the top of some panels the veneer doors need repair the exterior wall framing is stony type.

Garage exterior wall framing and some beam support post attachments do-it-yourself.

No gutters and downspouts at the garage can cause water to enter garage and wood siding rot under certain conditions.

The soil slopes to the garage foundation at the right side of the building. There is a dead tree at the right side of the garage.

Electrical

The exterior receptacle is loose at the siding. The garage has electrical wiring but cannot verify a sub panel and electrical is GFCI protected.

Plumbing

There is water pipe used for gas pipe visible in the crawlspace at various areas.

Heating

Seller verify the bottom of the furnace or the duct box is not resting on the soil at no areas. It is advised to have the air ducts professionally cleaned.

Cooling

Refrigerant line insulation missing a section where pipe enters the crawlspace vent.

Kitchen

There are cracked floor tiles couple of areas. There is tape wrapped around the sink waste pipe. The disposal electrical cable is not in conduit.

Room1

The front door threshold weather strip is damaged. Many windows painted shut and sash cords are broken. There may be lead based paint on windows.

Room2

Master bedroom sitting room door to the kitchen rub the floor and door knob loose. Missing door stops at many areas in the house. Missing light globe at the master bed sitting room. Not enough electrical outlets around the walls.

Bathroom2

Hall Bath: There is no sink stopper in place. The window is painted shut.

Bathroom3

Master bath outlet not GFCI protected. Floor slopes toward the toilet. Missing sink stoppers and there is no operating exhaust fan in the bath,

Basement

Missing moisture barrier, basement and crawlspace soils are wet. Belongings, discarded debris, wood... in the basement and crawlspace. Several wood support posts are resting in the soil at the basement and crawlspace. some steel support posts are in the soil and rusting through at the bottoms.

Interior

Many windows in the house are painted shut, cannot open and many windows have broken sash cords. One fireplace foundation is resting on the edge of the crawlspace soil and needs retaining walls. There are no dampers or doors in the fireplace flues.

Crawlspace

Debris in crawlspace; defective moisture barrier; soil damp. There is a fan that has been placed in the opening of one of the foundation vent locations that was running when the basement and crawlspace was inspected. It is obvious there is water intrusion at the crawlspace as the soil is damp. Can see some do-it-yourself floor repairs at some areas in the crawlspace.

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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Trees, shrubs and vines need trimming around the house. There is a small dead tree at the rear yard on the right side of the garage..

There are paint chips, glass putty and caulk noted in the soil at the right side of the house. Based on the age of this home the original exterior paint was lead based and EPD and EPA requires all lead based paint to be cleaned out of the soil.

Safety Hazard:

The walkway step up from the street sidewalk is too high and can be a trip hazard. The main front stairs at the front porch top step too high and can be a trip hazard.

The front porch guard railings are too low and can be a fall hazard (current standards railing minimum height is 42 inches. There is no handrail at the front stairs and no hand rail attached to the stair railing at the wood deck stairs.

Maintenance:

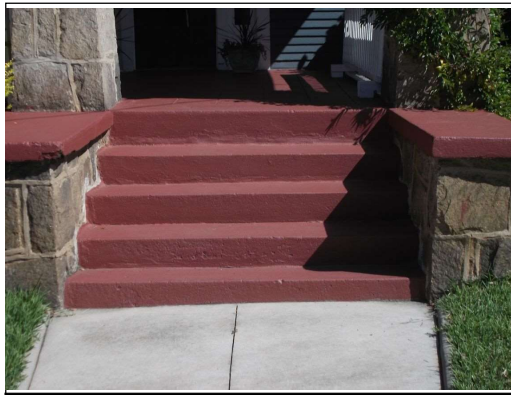
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There is firewood stacked near the foundation at the west side of the house which can attract termites.

Grounds Pictures



Walkway step too high and trip hazard



Top too high and trip hazard



Paint chips, putty, caulk debris in soil



Poor soil grading and slope at right side



Wood stacked at the foundation



Foundation vents defective, damaged...

Exterior

Chimney(s)

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Chase Brick Stone Metal Blocks Framed

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated

Condition Satisfactory Marginal Poor Recommend Repair

Rain Cap/Spark Arrestor Yes No

Gutters/Scuppers/Eavestrough

Material Copper Vinyl/Plastic Galvanized/Aluminum **Leaking** Corners Joints Hole in main run

Extension needed North South East West

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair Needs cleaning

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco Wood Asphalt Metal/Vinyl

Condition Satisfactory Marginal Poor Recommend Repair/Painting

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other

Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Fascia

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

Caulking

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

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other Brick _____
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: Marginal	Door condition: Satisfactory
Patio	Weatherstripping:	Door condition:
Rear door	Weatherstripping: Marginal	Door condition: Satisfactory
Other door	Weatherstripping:	Door condition:
Other		

Exterior A/C - Heat pump # 1

Unit #1 **Location** Rear of Home
Brand: Goodman **Model #:** General **Approx Age:** 5+
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other _____
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
 Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps): _____
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

Maintenance:

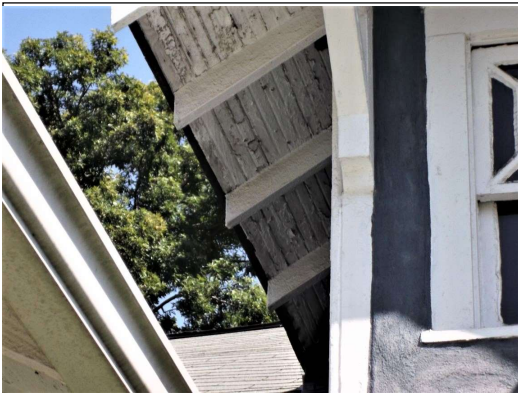
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The front door threshold rubber weather strip is damaged. Rear door threshold is not fully supported and can see daylight at the bottom of the door corner when standing in the kitchen.

The chimneys are missing a rain cap and spark screen.

Exterior Pictures



Paint peeling, rot at eaves



Paint peeling at siding



Paint peeling at windows



Railings too low, bushes need cut back



Several windows painted shut



Rear door threshold not fully supported

Roof

Roof Visibility

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

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

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

Roof # 1 Pitch Steep Layers 1 Age 8+ Location South Style Gable 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 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:

The main roof structure has major sagging at the ridge and roof structure appears to slope to the left when viewing from the street. There are dips in the roof deck at the left side of the house.

Maintenance:

There have been wood blocks placed under the roof decking at the eave (behind the gutter) at the left side of the house near the kitchen (may indicate water damage to decking at the eave).

There is no spark screen not rain cap on the chimney.

Roof Pictures



Main roof ridge sagging & slopes to left



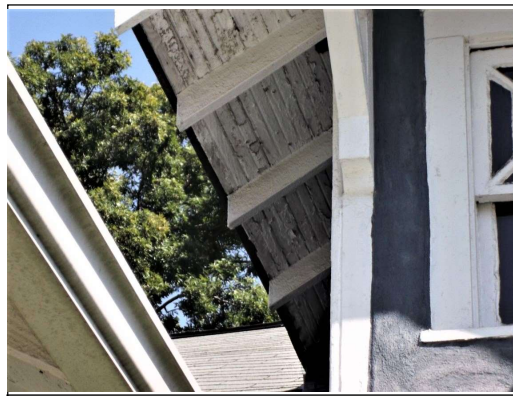
No rain cap nor spark screen at chimney



Dips at the roof deck at the left side



Blocks placed under the roof deck eave



Water damage to roof deck eave boards

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

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:

The garage wood siding rest in the soil and there is rot at the bottom of the panels at various areas. The wood siding has rot and or damaged at the top of some panels. The vehicle doors need repair. The exterior wall framing is utility type.

Garage exterior wall framing and some beam support post attachments do-it-yourself.

No gutters and downspouts at the garage can cause water to enter garage and wood siding rot under certain conditions.

The soil slopes to the garage foundation at the right side of the building. There is a dead tree at the right side of the garage.

Garage/Carport Pictures



Doors need repair and adjusting



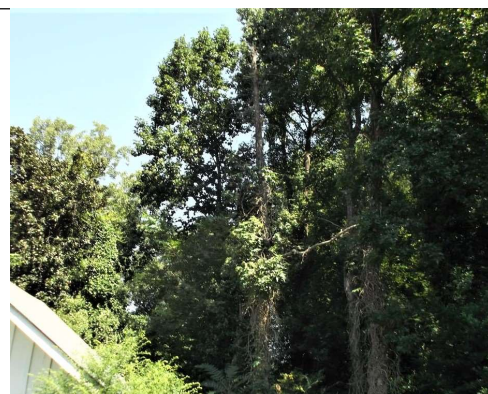
Soil slopes toward garage/no gutters



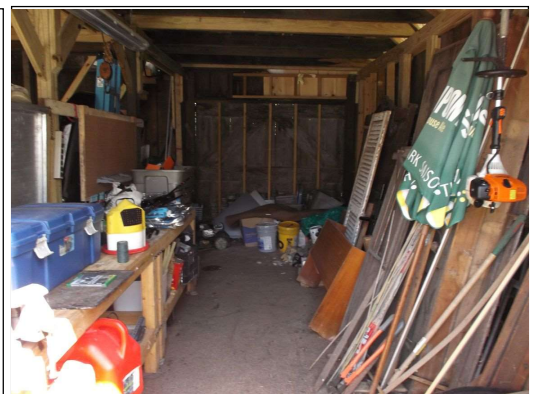
Defective and damaged



Soil contact siding and rot



Dead tree standing right side of garage



Do-it-yourself wall framing repair

Electrical

Main panel

Location Basement Stairwell **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No

Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v

Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible

GFCI breaker Yes No **Operable:** N/A Yes No **AFCI breaker** Yes No **Operable:** N/A Yes No

Main wire Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor

Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit

Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible

Not evaluated Reason: _____

Electrical General Comments:

Major Concern:

Could not locate but one 100 amp main and distribution panel in the home. Seller verify if there is another distribution panel or sub panel in the home. If the 100 amp panel is the only panel in the home it is too small for the size and load in the house.

The distribution panel in the basement stairwell has gaps between the panel box and plaster that can let sparks escape into the wall. Can see 3 hot wires pigtailed at 2 different hot wires (2 different nuts) inside the distribution panel box (breakers shall have only one hot wire or serve only one circuit, verify if pigtailed wires are attached to one breaker as this would be double tapping which is not allowed) .

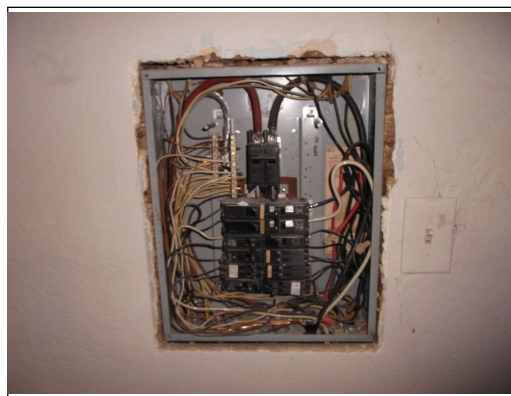
Maintenance:

The exterior receptacle is loose at the siding. The garage has electrical wiring but cannot verify a sub panel and electrical is GFCI protected.

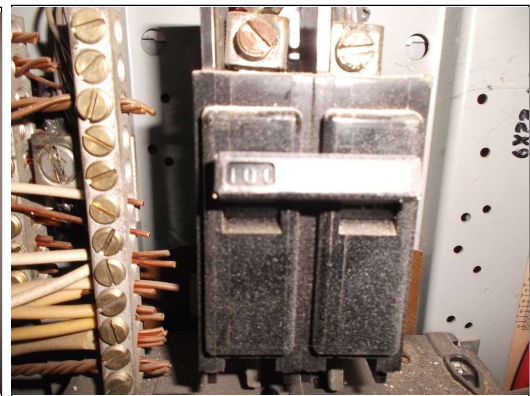
Electrical Pictures



Panel too small for house



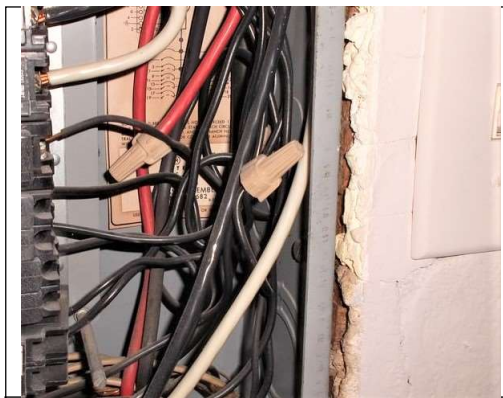
Gaps at plaster and panel box



Only 100 amp service found/outdated



3 black or hot wires pigtailed at top of panel



3 black or hot wires connected @ side of pane



Cannot verify garage wired properly

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:** Improper some areas (persons belt at one area)

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: 50g

Approx. age: 4+ Yrs

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:

The water heater is resting on partial soil and gravel for the foundation but these materials are poorly installed and partially installed under the base of the water heater. The expansion tank is supported on the water pipe above the water heater and the floor joist above is pressing down on top of the expansion tank can damage the pipe or cause leaks (expansion tanks shall have independent support).

Safety Hazard:

No anti siphon device on exterior hose faucets.

Maintenance:

There is water pipe used for gas pipe visible in the crawlspace at various areas.

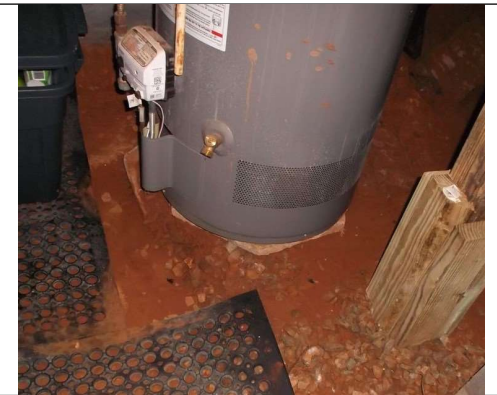
Plumbing Pictures



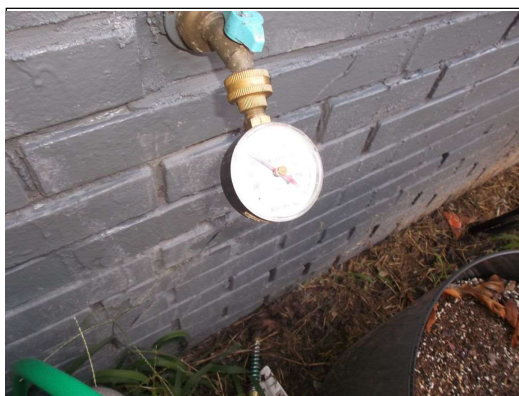
Expansion tank rests on water pipe



Water pipe for gas pipe in crawlspace



Water heater foundation/base defective



No anti siphon devices on hose faucets

Heating

Remove

Heating system

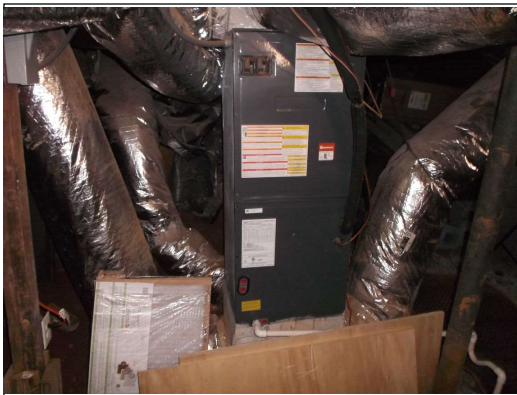
Unit #1	Brand name: General	Location
System condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommended HVAC technician examine	Approx. age:
Energy source	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> LP <input type="checkbox"/> Solid fuel Other	
Warm air system	<input checked="" type="checkbox"/> Belt drive <input type="checkbox"/> Direct drive <input type="checkbox"/> Gravity <input type="checkbox"/> Central system <input type="checkbox"/> Floor/wall unit	
Heat exchanger	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Sealed <input type="checkbox"/> Not Visible <input type="checkbox"/> Visual w/mirror <input type="checkbox"/> Flame distortion <input type="checkbox"/> Rusted <input type="checkbox"/> Carbon/soot buildup	
Carbon monoxide	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Detected at plenum <input type="checkbox"/> Detected at register <input type="checkbox"/> Not tested	
	Combustion air venting present	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Controls	Disconnect: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Normal operating and safety controls observed	
Distribution	<input type="checkbox"/> Metal duct <input checked="" type="checkbox"/> Insulated flex duct <input checked="" type="checkbox"/> Cold air returns <input type="checkbox"/> Duct board <input type="checkbox"/> Asbestos-like wrap <input type="checkbox"/> Safety Hazard	
Flue piping	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Rusted <input type="checkbox"/> Improper slope <input type="checkbox"/> Safety hazard <input type="checkbox"/> Recommend repair <input type="checkbox"/> Not Visible	
Filter	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Electrostatic <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Needs cleaning/replacement <input type="checkbox"/> Missing <input type="checkbox"/> Electronic not tested	
When turned on by thermostat	<input type="checkbox"/> Fired <input type="checkbox"/> Did not fire Proper operation: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	
Heat pump	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Supplemental electric <input type="checkbox"/> Supplemental gas	
Sub-slab ducts	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor Water/Sand Observed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Heating General Comments:**Major Concern:**

Based on the age, this home most likely may have had furnace components or metal ducts that could have had Asbestos tape or materials. Seller verify when the old furnace and components were removed all EPD and EPA guidelines for hazardous removal was followed. Where Asbestos materials have been removed improperly at a property, there can possibly be particle contamination in the crawlspace, in the house, in the furnace, air handler, ducts and outside the home.

Maintenance:

Seller verify the bottom of the furnace or the duct box is not resting on the soil at no areas. It is advised to have the air ducts professionally cleaned.

Heating Pictures

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Goodman Location: Rear of House Approx. age: 5+ 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 Verify condensate pipe extends 3 feet away from foundation

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

Recommend technician evaluate

Operation Differential: OK Not operated due to exterior temperature

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

Cooling General Comments:

Maintenance:

Refrigerant line insulation missing a section where pipe enters the crawlspace vent.

Cooling Pictures



Missing refrigerant line insulation

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:

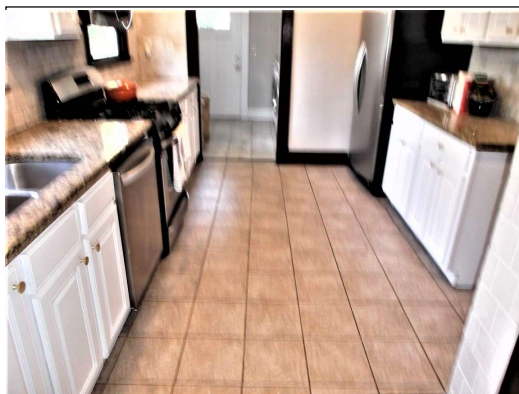
Major Concern:

Kitchen floor slopes toward the rear door area and towards the dining area or to the center of the house. There are not enough wall outlets at the counter level.

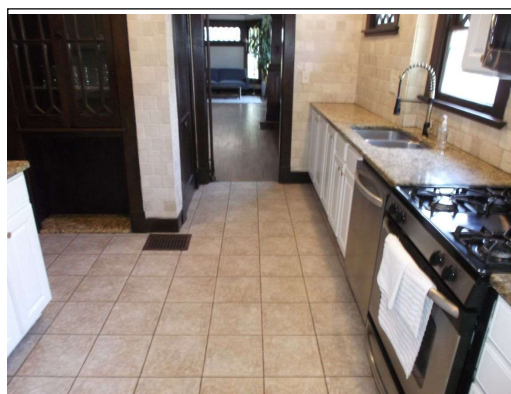
Maintenance:

There are cracked floor tiles couple of areas. There is tape wrapped around the sink waste pipe. The disposal electrical cable is not in conduit.

Kitchen Pictures



Floor slopes toward laundry



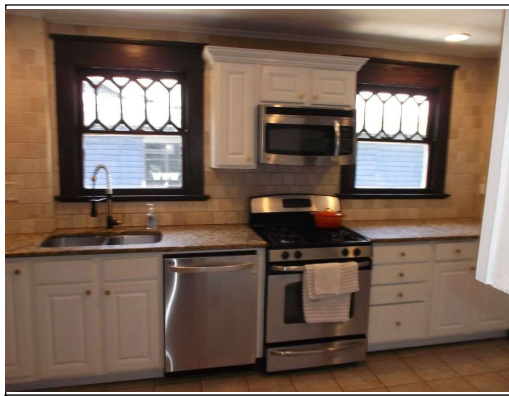
Floor slopes to dining and to center of house



Tape wrapped around sink pipe



No conduit on disposal cable



Not enough outlets on walls

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:

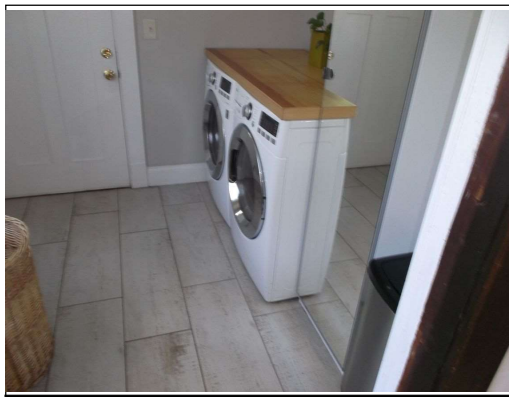
The dryer vent terminal at the exterior wall is the improper type. There shall be no grills over the opening which can block lint discharge. Dryer vent terminals should be made of metal.

There is no washer drain pan installed in the laundry room.

Laundry Pictures



Improper dryer vent terminal



No washer drain pan installed

Rooms

Location: Main Level

Type: Living Areas

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:

Major Concern:

The floor system has major sloping at various areas and shows sagging in the center area of the building. While noticing the house floor system was sagging it was noted the roof system sags above the same areas.

Front bedroom floor has popping. There are not electrical outlets located around the walls at all rooms. front bedroom closet door not latching. Bedroom at the right center of the house door lock not latching.

The main hall floor and walls slope to the center of the house. This sloping and sagging may be causing the roof sagging.

Maintenance:

The front door threshold weather strip is damaged. Many windows painted shut and sash cords are broken. There may be lead based paint on windows.

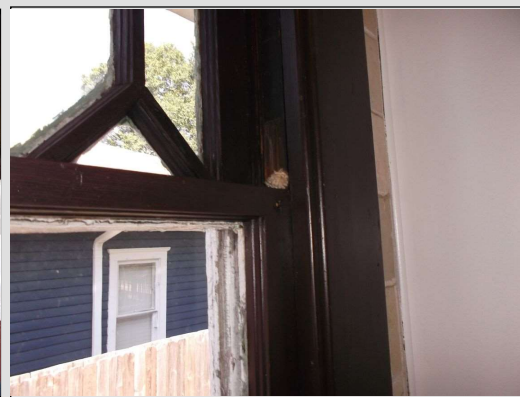
Rooms Pictures



Hall & floor slopes to the center of the house



Front door threshold weather strip damaged



Broken window sash cords

Room 2

Room

Location: Main Level

Type: Rooms

Walls & Ceiling
 Satisfactory Marginal Poor Typical cracks Damage

Moisture stains
 Yes No **Where:** _____

Floor
 Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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:

Master bedroom sitting room door to the kitchen rub the floor and door knob loose. Missing door stops at many areas in the house. Missing light globe at the master bed sitting room. Not enough electrical outlets around the walls.

Room2 Pictures



Door drags on threshold, lock loose

Bathroom 1

Location: Front Bed Bath **Type:** 3/4

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

Tubs N/A

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 1 General Comments:

Maintenance:

Front bed bath floor squeaks and there is no sink stopper in place.

Bathroom 2

Location: Hall Bath

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:

Safety Hazard:

Hall Bath: There is a light fixture installed over the tub which is a serious electrical hazard.

Item to Monitor:

The hall bath tub has been reglazed or painted over. Tub glazing has a short life and can start to peel after a year or two of use.

Maintenance:

Hall Bath: There is no sink stopper in place. The window is painted shut.

Bathroom2 Pictures



Tub reglazed



Light over tub

Bathroom 3

Location: Master Bath **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 3 General Comments:

Major Concern:

Master sink faucets have restricted and poor water flow at the hot and cold sides.

Safety Hazard:

Master bath electrical outlet did not trip when tested.

Maintenance:

Master bath outlet not GFCI protected. Floor slopes toward the toilet. Missing sink stoppers and there is no operating exhaust fan in the bath,

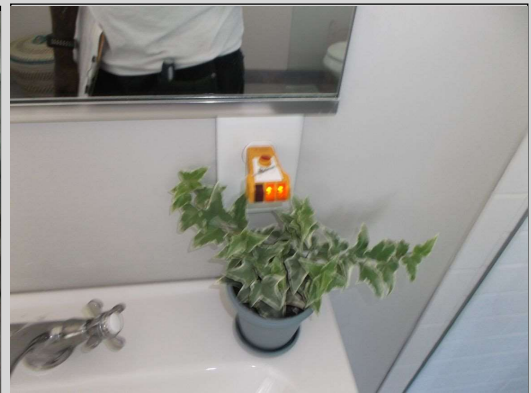
Bathroom3 Pictures



Floor slopes to toilet



Little water flow from sink faucets



Outlet did not trip when tested

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:**Major Concern:**

One of the fireplaces foundation is resting on partial soil to the right of the furnace (it is advised to install a retaining wall to prevent collapse of soil below the fireplace foundation. The soil in the basement area of the house is wet. The basement electrical system is not GFCI protected. The basement stairs are rotting at the bottoms and resting in the soil. Basement stairwell missing a handrail and missing guardrails on the open sides of the stair system. There is no ceiling light in the stairwell. There are drop cords used for wiring in the basement. Missing moisture barrier on the basement soil floor. Some wood posts in the soil and rotting. Metal posts in soil and rusting at the bottoms. Can see floor system patch repairs at the right side of the house.

Maintenance:

Missing moisture barrier, basement and crawlspace soils are wet. Belongings, discarded debris, wood... in the basement and crawlspace. Several wood support posts are resting in the soil at the basement and crawlspace. some steel support posts are in the soil and rusting through at the bottoms.

Basement Pictures



Wood posts rotting and steel posts in soil



Steel posts rusting at the bottoms



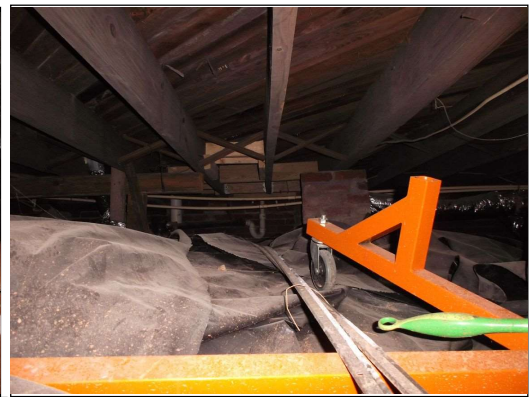
Wood posts in direct contact with soil



Outlet not GFCI protected



Missing moisture barrier and debris



Floor system has patch repairs at the right

Interior

Windows/Glass

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

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

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

Fireplace 1

Location: Main Level

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal insert Metal (pre-fabricated) Cast Iron

Miscellaneous Blower built-in **Operable:** Yes No **Damper operable:** Yes No

Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing **Hearth extension adequate** Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined Not evaluated

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 6 to 10 inches Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:

Major Concern:

The roof framing structure has sagging and settling and support posts and bracing have been put in place but the roof structure was not jacked back up to original position. It appears that several roof braces and support bracing are improperly built and positioned. Based on the house floor and wall systems, it appears some of the roof settling may be caused by poor supports and posts in the basement, floors settling in the house and walls settling as a result. It is advised to review my findings and verify conditions and create a remedy for correct roof framing, roof support system and all bracing.

The roof ridge board and framing are poorly constructed. There is no soffit venting to let fresh air into the attic and poorly installed ridge vents restrict air ventilating out of the attic.

Maintenance:

Many windows in the house are painted shut, cannot open and many windows have broken sash cords. One fireplace foundation is resting on the edge of the crawlspace soil and needs retaining walls. There are no dampers or doors in the fireplace flues.

Interior Pictures



Defective roof brace supports/single 2x4s



Defective roof brace supports



Defective rafter cuts to ridge boards



No collar ties on the rafters near the ridge



No eave venting



No gable venting

Crawl Space

Crawl space

Full crawlspace

Interior hatch/door

Conditioned (heated/cooled)

Yes No

Access

Exterior Combination basement/crawl space/slab Full Via basement No access

Inspected from Access panel In the crawl space

Foundation walls

Handrail Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Floor

Concrete Gravel Dirt Typical cracks Not Visible Vapor barrier present Other

Seismic bolts

None visible Appear satisfactory Recommend evaluation

Drainage

Sump pump Yes No **Operable:** Yes No Pump not tested

Standing water Yes No Not Visible **Evidence of moisture damage** Yes No

Ventilation

Wall vents Power vents None apparent Additional ventilation recommended Evidence of moisture damage

Perimeter Vents

Girders/Beams/Columns

Steel Wood Masonry Not Visible Sagging/Altered **Condition** Satisfactory Marginal Poor

Joists

Wood Engineered I-Type Sagging/Altered joists **Condition** Satisfactory Marginal Poor

Subfloor

Not Visible Indication of moisture stains/rotting **Condition** Satisfactory Marginal Poor

Insulation

None Type: **Location** Walls Between floor joists Other

Vapor barrier

Yes No Kraft/foil faced Plastic Not Visible Improperly installed Other

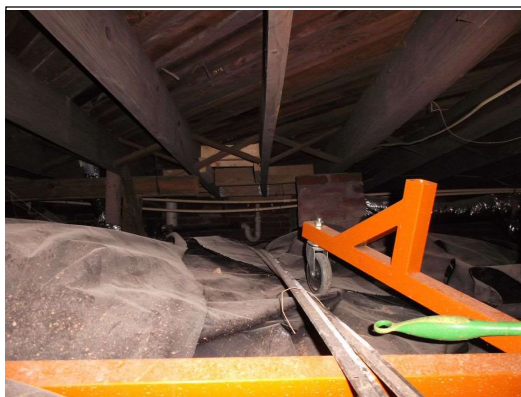
Crawlspace General Comments:**Major Concern:**

Mold like substance on wood floor joists at some areas.

Maintenance:

Debris in crawlspace; defective moisture barrier; soil damp. There is a fan that has been placed in the opening of one of the foundation vent locations that was running when the basement and crawlspace was inspected. It is obvious there is water intrusion at the crawlspace as the soil is damp. Can see some do-it-yourself floor repairs at some areas in the crawlspace.

Crawlspace Pictures



Floor repairs noted at right side of crawlspace



Missing moisture barrier/wet soil



Mold like substance on floor joists

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

