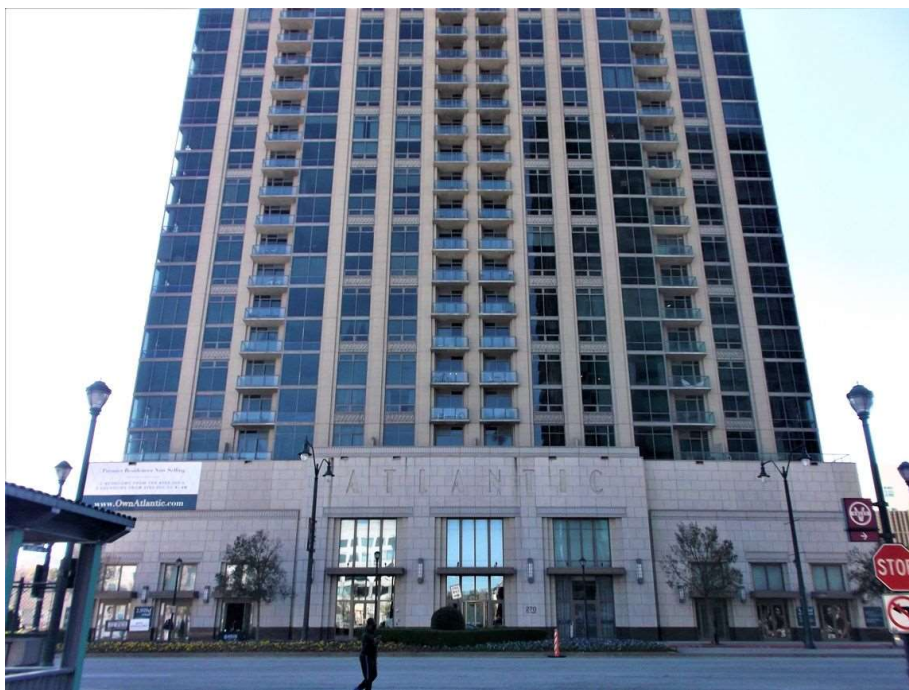


PROPERTY INSPECTION REPORT



www.ppinspect.com/email: info@ppinspect.com/404-617-4973



270 17th St. Condo 713, Atlanta, GA.

Inspection Date:

Nov 20, 2020

This confidential report is prepared exclusively for:

Margaret Munro

Prepared By:

Paris Pressley Real Estate Inspector Company

Report Number:

1599

Inspector:

Paris Pressley: Lic./Cert.

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

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

BUILDING DATA

Approximate Age:	2009
Style:	Condominium
Main Entrance Faces:	North
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	67

THE HOUSE IN PERSPECTIVE

Well Built / Maintained

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

Exterior

If HVAC system is same age as building (2009) it may be in last years of good use (it is advised to have checked, serviced first)

Cooling

Rust in evaporator condensate tray;

Bathroom3

No exhaust fan in the shower/tub area of the master bathroom (may cause moisture buildup when taking long showers);

Items to Monitor

Exterior

Sliding glass door to patio has glass seal bleeding into the glass at some areas and door rolling restrictive when opening and closing (rollers may need oil and rollers and tracks cleaned);

Maintenance

Exterior

Sliding glass door to patio has glass seal bleeding into the glass at some areas and door rolling restrictive when opening and closing (rollers may need oil and rollers and tracks cleaned);

Electrical

There is a hot wire in the distribution panel with a gash in the wire insulation (exposed wire) near the fourth breaker on the right side of the panel (can be wrapped with electrical tape or plastic tub); Light not on and light missing a globe in the master closet; Light not illuminating in the utility room;

Plumbing

Water heater manufacture date is 2008-2009 (water heaters last about 11 years of good use); there is no expansion tank above the water heater;

Heating

HVAC system appears to be original 2009. HVAC systems last about 15 to 20 years of good use before needing ongoing service and repair. There is rust in the evaporator coil condensate water tray. It is advised to have system checked by a certified HVAC technician. There is excessive mechanical noise coming from the utility room when the HVAC system is operating

Kitchen

Disposal has debris or mechanical noise ; light not operational under microwave; oven door glass soiled; worn finish at some cabinet doors and drawers; damaged finish on the side of the end base cabinet near the floor;

Room1

Master bed bath door drags on carpet

Room2

There is a split in the sheetrock finish above the 1/2 bath door; Can see paint touch up on walls at various areas;

Room3

Right bedroom door has a short split at the side near the bottom;

Bathroom1

1/2 bath door lock not latching when door closed softly; missing caulk where toilet rest on the floor;

Bathroom2

No back splash at the bottom of the shower door (flashes water on the glass back to the shower); dry stains on the ceiling above the wall lights (verify no leaking in the ceiling above); missing caulk where the door trim ends at the floor tile and missing bead of caulk where the baseboard rest on the floor tile;

Bathroom3

Missing caulk where the toilet rest on the floor; mold like substance on the caulk where the shower glass rest on the floor tile; no back splash on the inside bottom of the shower door; missing caulk at gaps between baseboard and tiles and where baseboards rest on floor tiles;

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

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 Concrete/Masonry
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

Storm Windows

Material Wood Metal Clad comb Wood/Metal comb **Putty** N/A Satisfactory Needed
Condition Satisfactory Broken/Cracked 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

Comments Sliding glass door to the patio has glass seals bleeding into glass and door has restrictive rolling when opening

Exterior A/C - Heat pump # 1

Unit #1 **Location** Exterior
Brand: General **Model #:** N/A **Approx Age:** Not Visible

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): _____ 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

Comments If HVAC system is same age of building (2009) it may be in last years of good use (it is advised to have checked, serviced first)

Exterior General Comments:**Major Concern:**

If HVAC system is same age of building (2009) it may be in last years of good use (it is advised to have checked, serviced first)

Item to Monitor:

Sliding glass door to patio has glass seal bleeding into the glass at some areas and door rolling restrictive when opening and closing (rollers may need oil and rollers and tracks cleaned);

Maintenance:

Sliding glass door to patio has glass seal bleeding into the glass at some areas and door rolling restrictive when opening and closing (rollers may need oil and rollers and tracks cleaned);

Exterior Pictures

Seal bleeding into sliding door glass



Seal bleeds into sliding door glass

Garage/Carport

Type

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

Automatic Opener

Yes
 No
 Operable
 Inoperable

Safety Reverse

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

Roofing

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

Gutters/Eavestrough**Condition**

Same as house
 Satisfactory
 Marginal
 Poor

Siding

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Fiber Cement
Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard
Burners less than 18" above floor Yes No N/A

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair
Condition 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

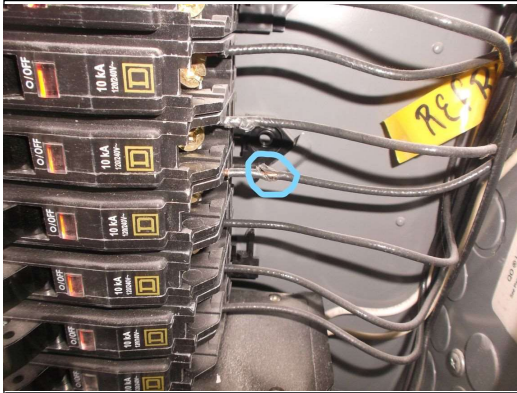
Electrical

Main panel

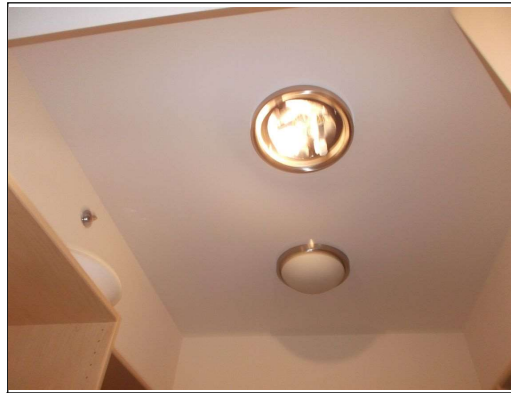
Location In Condo **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No
Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible
GFCI breaker Yes No **Operable:** N/A Yes No **AFCI breaker** Yes No **Operable:** N/A Yes No
Main wire Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor
Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Electrical General Comments:**Maintenance:**

There is a hot wire in the distribution panel with a gash in the wire insulation (exposed wire) near the fourth breaker on the right side of the panel (can be wrapped with electrical tape or plastic tub); Light not on and light missing a globe in the master closet; Light not illuminating in the utility room;

Electrical Pictures

Gash in hot wire insulation right side of panel



Light missing globe & not illuminating

Plumbing**Water service**

Main shut-off location: Utility Room

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

Well pump

Pressure gauge operable Yes No

Well pressure: Not Visible

Water heater

Brand Name:

Capacity:

Approx. age:

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

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

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

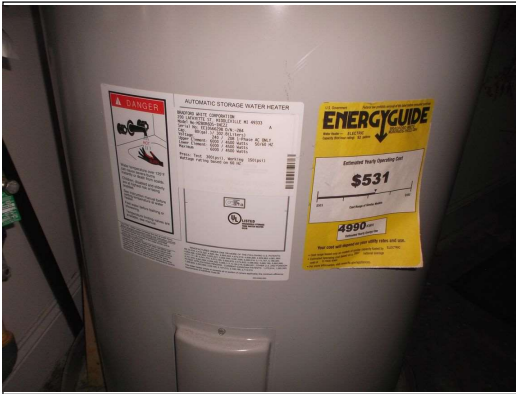
Condition Satisfactory Marginal Poor

Plumbing General Comments:

Maintenance:

Water heater manufacture date is 2008-2009 (water heaters last about 11 years of good use); there is no expansion tank above the water heater;

Plumbing Pictures



Water heater date 2008-2009

Heating

Remove

Heating system

Unit #1 Brand name: _____ Location _____

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

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

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

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

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

CO test Tester: _____ **Combustion air venting present** N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

Heating General Comments:

Maintenance:

HVAC system appears to be original 2009. HVAC systems last about 15 to 20 years of good use before needing ongoing service and repair. There is rust in the evaporator coil condensate water tray. It is advised to have system checked by a certified HVAC technician. There is excessive mechanical noise coming from the utility room when the HVAC system is operating.

Heating Pictures



Rust in condensate tray



Cooling System

Heat Pump - A/C Unit #1

Brand Name: General Location: Utility Room Approx. age: 2009 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: Operational Not operated due to exterior temperature

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

Cooling General Comments:

Major Concern:

Rust in evaporator condensate tray;

Cooling Pictures



Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Comments End base cabinet has slight damage to finish at the bottom near floor; worn finish at some drawers and doors

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)

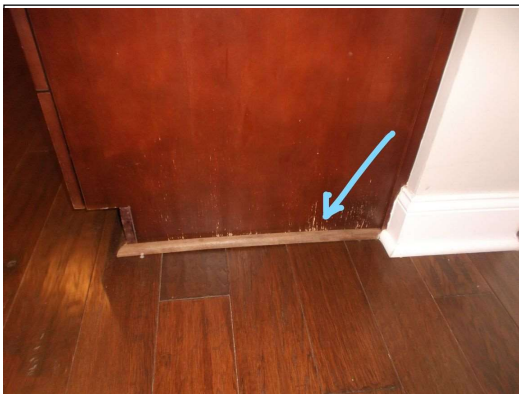
Comments Disposal has debris or mechanical noise when operating; light not on under microwave; oven door glass soiled or stained;

Kitchen General Comments:

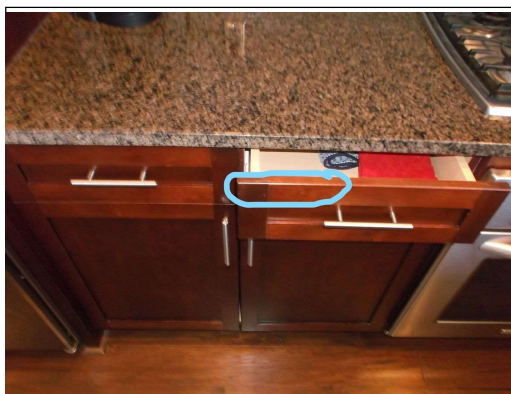
Maintenance:

Disposal has debris or mechanical noise ; light not operational under microwave; oven door glass soiled; worn finish at some cabinet doors and drawers; damaged finish on the side of the end base cabinet near the floor;

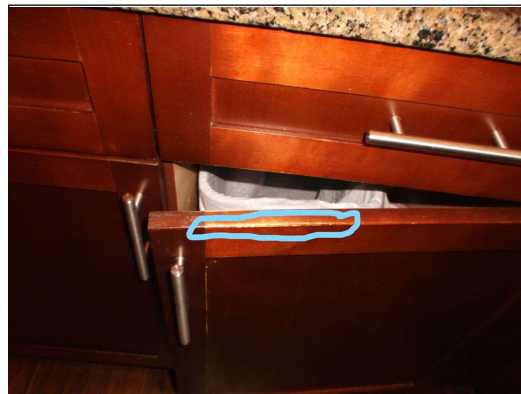
Kitchen Pictures



Damaged finish at end cabinet



Worn finish at drawer



Worn finish at cabinet door



Light not illuminating under microwave

Oven door soiled or stained

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

Rooms

Location: Main Level

Type: Master Bedroom

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

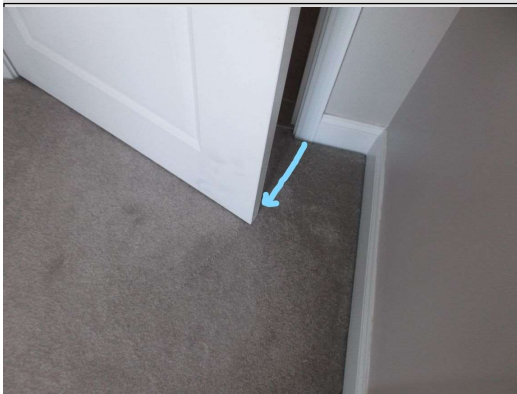
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

Maintenance:

Master bed bath door drags on carpet

Rooms Pictures



Master bath door drags on carpet

Room 2

Room

Location: Main Level

Type: Foyer/Hall/Great 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

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

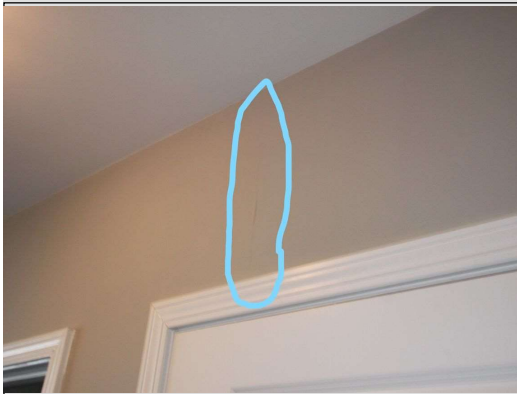
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Maintenance:

There is a split in the sheetrock finish above the 1/2 bath door; Can see paint touch up on walls at various areas;

Room2 Pictures



Slit in the sheetrock above 1/2 bath door



Defective painting

Room 3

Room

Location: Main level

Type: Right Bedroom

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

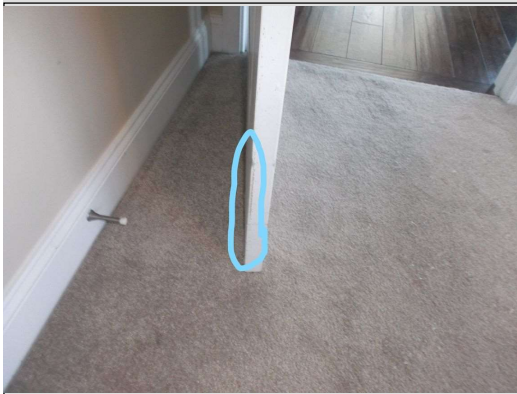
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 3 General Comments:

Maintenance:

Right bedroom door has a short split at the side near the bottom;

Room3 Pictures



Split in door at the right bedroom

Bathroom 1

Location: Main Floor **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

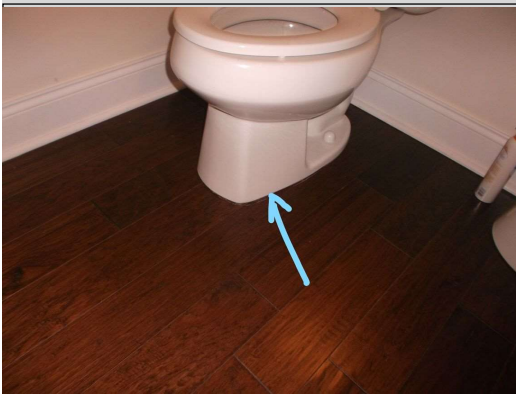
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

1/2 bath door lock not latching when door closed softly; missing caulk where toilet rest on the floor;

Bathroom1 Pictures



Missing caulk where toilet rest on floor

Bathroom 2

Location: _____ **Type:** _____

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

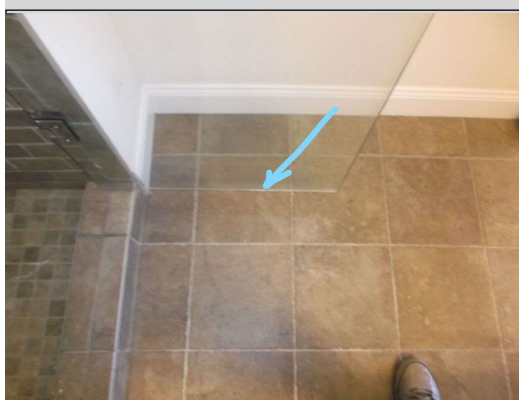
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 2 General Comments:

Maintenance:

No back splash at the bottom of the shower door (flashes water on the glass back to the shower); dry stains on the ceiling above the wall lights (verify no leaking in the ceiling above); missing caulk where the door trim ends at the floor tile and missing bead of caulk where the baseboard rest on the floor tile;

Bathroom2 Pictures



No backsplash on shower door



Dry stains in ceiling



Missing caulk at gap below door trim and tile

Bathroom 3

Location: _____ **Type:** _____

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:

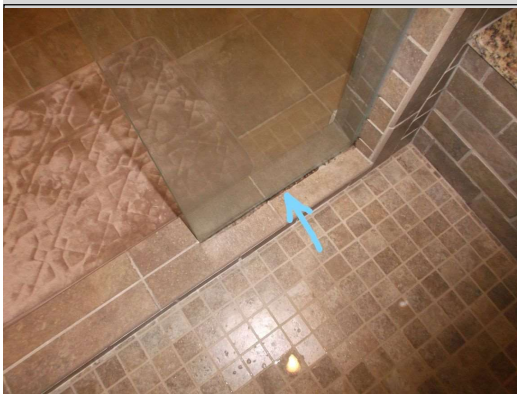
Major Concern:

No exhaust fan in the shower/tub area of the master bathroom (may cause moisture buildup when taking long showers);

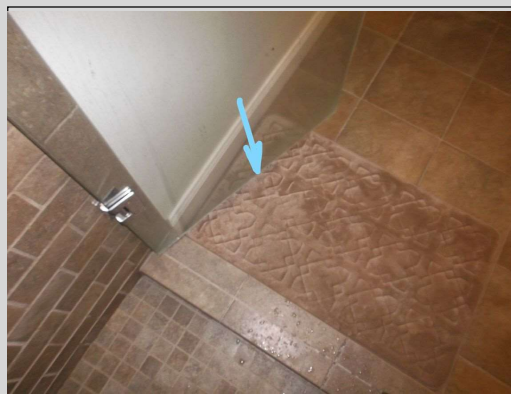
Maintenance:

Missing caulk where the toilet rest on the floor; mold like substance on the caulk where the shower glass rest on the floor tile; no back splash on the inside bottom of the shower door; missing caulk at gaps between baseboard and tiles and where baseboards rest on floor tiles;

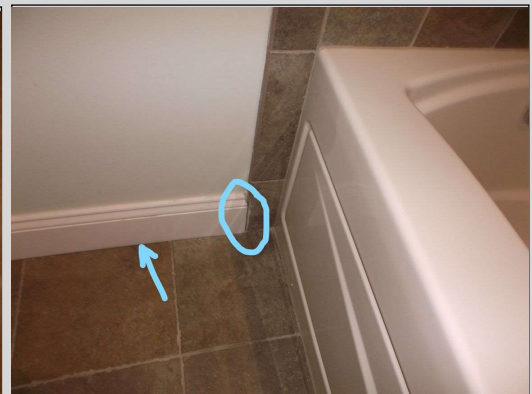
Bathroom3 Pictures



Mold like substance on caulk at master



Missing backsplash at shower door



Gaps not caulked at baseboard and tiles

Interior

Windows/Glass

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

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

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

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

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.