

# PROPERTY INSPECTION REPORT



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521 Thomaston St. Barnsville, GA.

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**Inspection Date:**

2-4-2020

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

Gerald Taylor

**Prepared By:**

PPREI Company

**Report Number:**

2116

**Inspector:**

Paris Pressley: R-5 Master Building Inspector  
Georgia Licensed Residential Contractor

**Real estate agent/Broker:**

# Report Overview

## CONVENTIONS USED IN THIS REPORT

### REPORT SECTION - Condition Terms:

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

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

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

### SUMMARY SECTION CATEGORIES:

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

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

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

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

## THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Minimum and expected wear and tear will be considered but no exaggerated. Unexpected repairs should still be anticipated if the home is a pre-year 90s, 80s, 70s... 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>	1914
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	South
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Dry
<b>Temperature:</b>	69

## THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

## 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

### Plumbing

Asbestos tape noted on old steam pipes seen in the basement (damaged, deteriorating, detaching...);

### Basement

Asbestos damaged, deteriorating, loose and detaching at several areas in the basement and crawlspace;

## Potential Safety Hazards

### Plumbing

Gas pipes leading to some furnaces do not have a sediment trap or sediment trap installed improperly; sink waste pipes do not have J-traps in place can let sewer gas, methane gas and Radon gas back into the house; Asbestos tape deteriorating, damaged, detaching in the basement and crawlspace

### Room1

Light bulbs in some closets are exposed and no globes are a fire safety hazard; no smoke alarms in bedrooms;

### Basement

Asbestos damaged, deteriorating, loose and detaching at several areas in the basement and crawlspace;

### Interior

Missing attic flooring leading to the attic furnaces is a fall hazard; attic light on a pull chain is a safety hazard;

## Items to Monitor

### Electrical

The service cables from the utility pole to the house has a poor drip loop at the mast head where they can allow water to drain from the cables into the mast head openings when raining under certain conditions;

## Maintenance

### Grounds

Missing and deteriorated mortar at front porch brick and floor tile; wrought iron fences need pressure wash and paint; soil slopes to the foundation at the right side of the house; there is a hole in the ground at the left side of the house at the foundation; bushes planted close to the house; front porch floor has settling cracks at several areas;

### Exterior

Water damage to wood trim and window trim at several areas; several windows have defective putty at glasses; water damage to window frames at the front of the house; there is a major settling crack in the brick veneer above the sunroom roof (verify there is no support defects below the roof line);

### Roof

Vent pipe flashing installed on top of shingles and face nailed can cause leaks over time; the main house roof deck system slopes flat as it nears the gutters on all 4 sides;

### Garage

Main garage doors have water damage; no gutters at garage and storage building; water damage at storage building door frame and trim; bushes contact garage walls; there are no gutters at the garage nor the storage building;

### Electrical

The front exterior receptacle cover or door is not water proof at the driveway side of the house; electrical outlets not GFCI protected at the storage building at the rear yard; exposed wire connections in the attic not in a junction box; open junction boxes with exposed wire connections in the attic; electrical cables traveling over ceiling joists in the attic have been walked on and are damaged;

### Plumbing

No expansion tank above the water heater in the basement; copper and steel pipe join without dielectric fittings at some areas; water pipe used for gas pipe at some areas in the basement ceiling; water pipe used for gas pipe at fireplaces; exposed water pipes in the attic not wrapped in insulation can freeze under certain conditions;

### Heating

Refrigerant line insulation deteriorated at the AC units on the right side of the house; water pipe used for gas pipe at exterior HVAC systems; no sediment traps in pipes leading to gas HVAC systems at the rear yard; bushes may block proper air circulation around exterior HVAC systems at the rear yard;

### Cooling

Refrigerant line insulation deteriorated at some AC units at the exterior; there was a HVAC technician working on two outdoor HVAC units at the time of the inspection;

**Laundry**

No washer drain pan at laundry room; wash sink drain pipe missing J-trap is unsafe (can let Radon gas, methane gas and sewer gas back into the house);

**Room1**

Electrical outlets tested hot and neutral reversed at 1st floor bedroom near the door; pocket doors at the room on the west side of the house have restrictive rollers; guest closet door rub door frame and defective door lock not striking; sash cords broken at several windows and windows painted shut;

**Bathroom1**

Toilets missing caulk seal where they rest on the floor; some toilet tank tops are cracked; there is a crack in the granite wall around the master tub; ; low water flow at the master tub faucet;

**Basement**

Termite trails in some floor joists and rim joists; wood wall framing in contact with the soil at some areas; missing vapor barrier at several areas in the crawlspace;

**Interior**

Missing attic flooring at some areas leading to the furnaces is a fall and safety hazard; there are dry water stains under the roof decking at some areas (verify all roof leaks have been repaired); attic light on a pull chain and away from entry is a safety hazard;

**Crawlspace**

Termite damage noted at some floor joists; missing moisture barrier and exposed soil;

# Grounds

**Service Walks**

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

**Stoops/Steps**

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

**Deck/Balcony**

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

**Fence/Wall**

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

**Driveway/Parking**

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

**Landscaping affecting foundation**

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

**Retaining wall**

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

**Hose bibs**

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

**Ground General Comments:**

**Maintenance:**

Missing and deteriorated mortar at front porch brick and floor tile; wrought iron fences need pressure wash and paint; soil slopes to the foundation at the right side of the house; there is a hole in the ground at the left side of the house at the foundation; bushes planted close to the house; front porch floor has settling cracks at several areas;

**Grounds Pictures**



Deteriorated mortar at front porch step walls



Front porch floor has settling cracks



Wrought iron fence & gates need wash, paint



Hole in the soil at the foundation left side



Soil slopes to the building at the right side



Front porch floor brick has movement cracks

**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 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:** Satisfactory

**Exterior Door**

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

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

**Unit #1** **Location** Rear of house  
**Brand:** Carrier **Model #:** NA **Approx Age:** 12+ yrs  
**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 A/C - Heat pump #2**

**Unit #2** Location Side of house  
 Brand: Trane Model #: NA Approx Age: 12+ yrs

**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:**

**Maintenance:**

Water damage to wood trim and window trim at several areas; several windows have defective putty at glasses; water damage to window frames at the front of the house; there is a major settling crack in the brick veneer above the sunroom roof (verify there is no support defects below the roof line);

**Exterior Pictures**



Window trim has water damage



Water damage to wood trim



Settling crack in brick above sun porch roof



Window glass putty defective several area



Defective paint at sun porch trim



water damage to front window frames

# 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 14+ 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** Satisfactory
  Rusted
  Missing
  Separated from chimney/roof
  Recommend Sealing

## Skylights

**Condition**
 N/A
  Cracked/Broken
  Satisfactory
  Marginal
  Poor

## Plumbing Vents

**Condition**
 Satisfactory
  Marginal
  Poor
  Not Visible
  Not Present

## Roof General Comments:

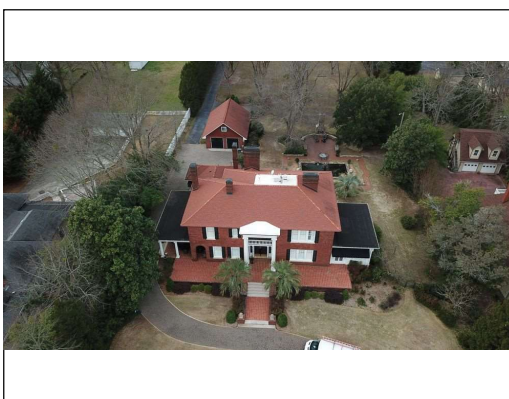
### Maintenance:

Vent pipe flashing installed on top of shingles and face nailed can cause leaks over time; the main house roof deck system slopes flat as it nears the gutters on all 4 sides;

# Roof Pictures



Flashing installed on top shingles face nailed



Roof deck system flat where it nears gutters

# 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:** 12 **Approx. layers:** 1 **Type** Asphalt shingles

## 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** Marginal  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 &amp; 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:

Main garage doors have water damage; no gutters at garage and storage building; water damage at storage building door frame and trim; bushes contact garage walls; there are no gutters at the garage nor the storage building;

## Garage/Carport Pictures



No gutters at main garage



Garage doors have water damage



Bushes touching side of building



Water damage to storage house door frame



Water damage at storage house trim



No gutters at storage house

## Electrical

### Main panel

**Location** Interior     
 **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:****Item to Monitor:**

The service cables from the utility pole to the house has a poor drip loop at the mast head where they can allow water to drain from the cables into the mast head openings when raining under certain conditions;

**Maintenance:**

The front exterior receptacle cover or door is not water proof at the driveway side of the house; electrical outlets not GFCI protected at the storage building at the rear yard; exposed wire connections in the attic not in a junction box; open junction boxes with exposed wire connections in the attic; electrical cables traveling over ceiling joists in the attic have been walked on and are damaged;

## Electrical Pictures



Improper drip loop in service cables



Open junction boxes &amp; exposed connections

## Plumbing

**Water service**

**Main shut-off location:** At the street

**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: 2016

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:**

Asbestos tape noted on old steam pipes seen in the basement (damaged, deteriorating, detaching...);

**Safety Hazard:**

Gas pipes leading to some furnaces do not have a sediment trap or sediment trap installed improperly; sink waste pipes do not have J-traps in place can let sewer gas, methane gas and Radon gas back into the house; Asbestos tape deteriorating, damaged, detaching in the basement and crawlspace

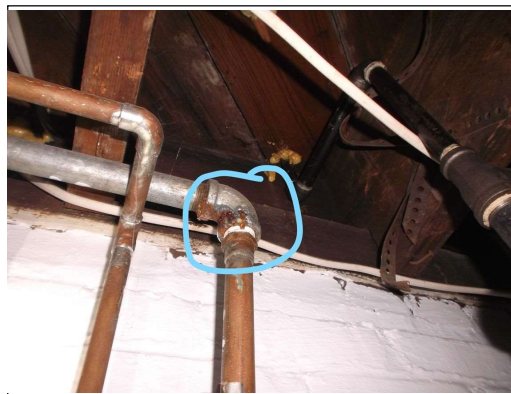
**Maintenance:**

No expansion tank above the water heater in the basement; copper and steel pipe join without dielectric fittings at some areas; water pipe used for gas pipe at some areas in the basement ceiling; water pipe used for gas pipe at fireplaces; exposed water pipes in the attic not wrapped in insulation can freeze under certain conditions;

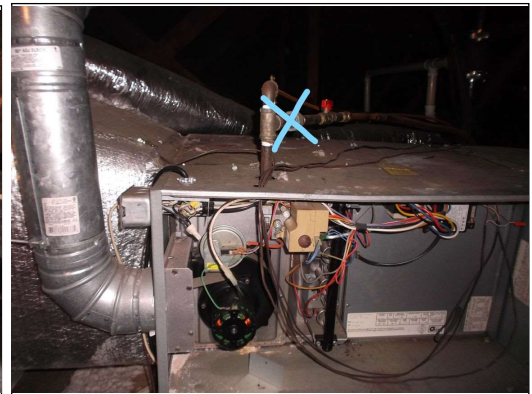
**Plumbing Pictures**



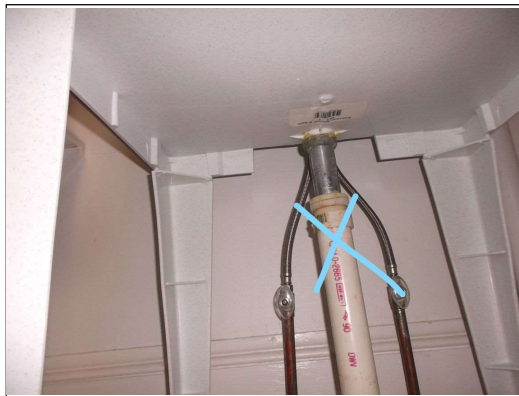
No expansion tank above water heater



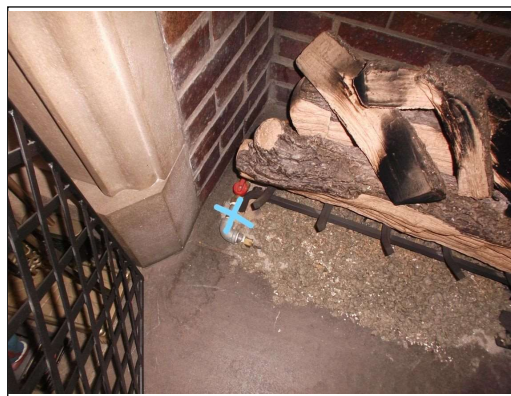
Copper and steel pipe join and rust



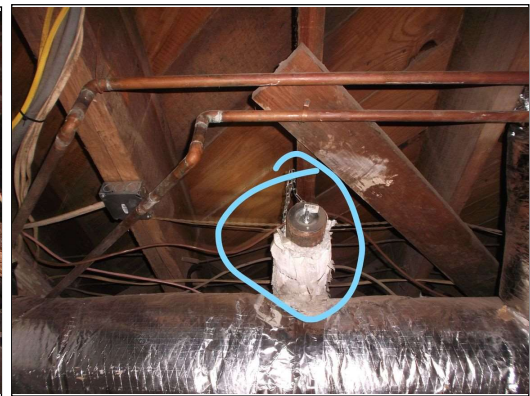
No sediment trap in gas pipe to attic furnace



No traps in waste pipes under some sinks



Water pipe for gas pipe at fireplaces



Asbestos tape on steam pipes

# Heating

## Heating system

**Unit #1** Brand name: Trane

Location Rear of House

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 8+

**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

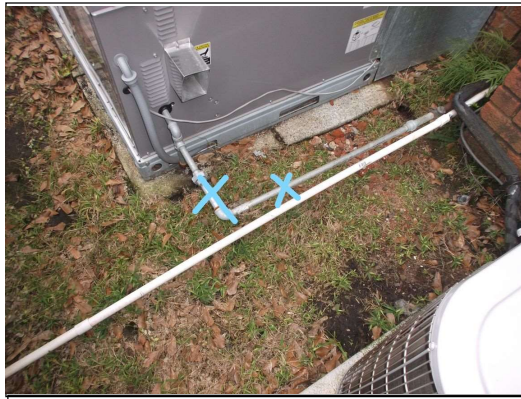
**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor **Water/Sand Observed:**  Yes  No

## Heating General Comments:

### Maintenance:

Refrigerant line insulation deteriorated at the AC units on the right side of the house; water pipe used for gas pipe at exterior HVAC systems; no sediment traps in pipes leading to gas HVAC systems at the rear yard; bushes may block proper air circulation around exterior HVAC systems at the rear yard;

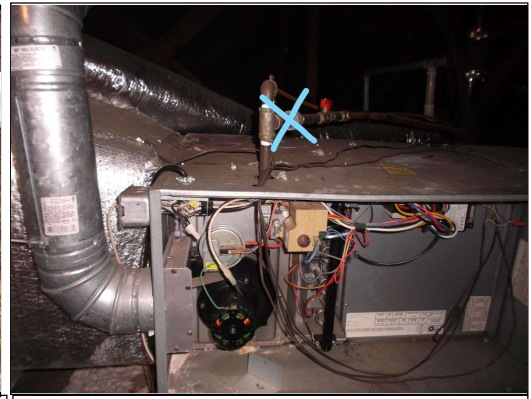
## Heating Pictures



Water pipe for gas pipe 1st HVAC heat unit



Water pipe for gas pipe 2nd HVAC heat unit



Missing sediment trap in gas pipe to furnace

## Cooling System

### Heat Pump - A/C Unit #1

Brand Name: Carrier and Trane      Location: Side and Rear of House      Approx. age: 7+       Central system     Wall unit

**Evaporator coil**     Satisfactory     Not Visible     Needs cleaning     Damaged

**Refrigerant lines**     Leak/Oil present     Damage     Insulation missing     Satisfactory

**Condensate line/drain**     To exterior     To pump     Floor drain     Other \_\_\_\_\_

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

**Operation**    Differential: \_\_\_\_\_     Not operated due to exterior temperature

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

### Cooling General Comments:

#### Maintenance:

Refrigerant line insulation deteriorated at some AC units at the exterior; there was a HVAC technician working on two outdoor HVAC units at the time of the inspection;

## Cooling Pictures



Bushes too close to HVAC units



Refrigerant line insulation deteriorated



HVAC Tech was working on systems

# 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)

# 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:

No washer drain pan at laundry room; wash sink drain pipe missing J-trap is unsafe (can let Radon gas, methane gas and sewer gas back into the house);

## Laundry Pictures



No washer drain pan installed



Washing sink drain pipe improper/unsafe



# Rooms

**Location:** Main Floor, 2nd Level

**Type:** Living, Dining, Halls, Stairs, Beds, Den...

**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:

### Safety Hazard:

Light bulbs in some closets are exposed and no globes are a fire safety hazard; no smoke alarms in bedrooms;

### Maintenance:

Electrical outlets tested hot and neutral reversed at 1st floor bedroom near the door; pocket doors at the room on the west side of the house have restrictive rollers; guest closet door rub door frame and defective door lock not striking; sash cords broken at several windows and windows painted shut;

## Rooms Pictures



Exposed light bulbs in closets



Hot and neutral reversed at bedroom outlet



Sash cords and springs broken at windows

# Bathroom 1

**Location:** 1st Floor, 2nd Floor **Type:** 1/2 Bath, Main Bath, Master Bath, Guest Bed bath

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

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

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

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

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite  Other

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

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

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

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

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

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

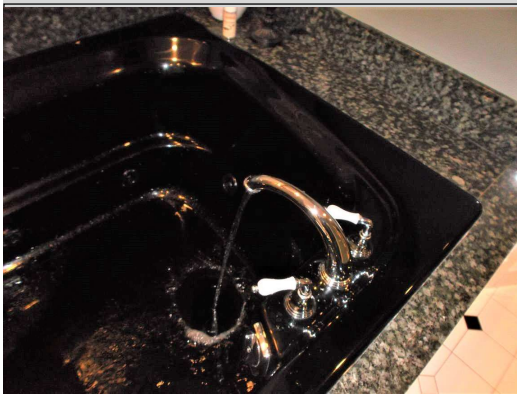
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 1 General Comments:

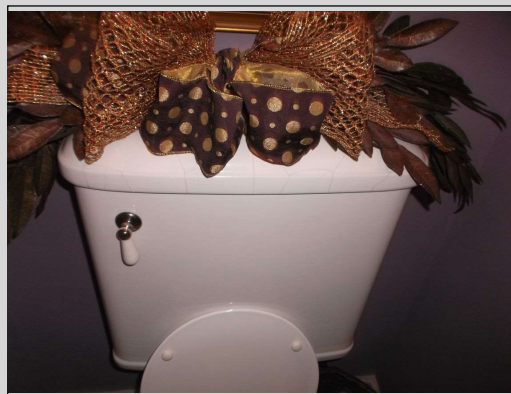
### Maintenance:

Toilets missing caulk seal where they rest on the floor; some toilet tank tops are cracked; there is a crack in the granite wall around the master tub; ; low water flow at the master tub faucet;

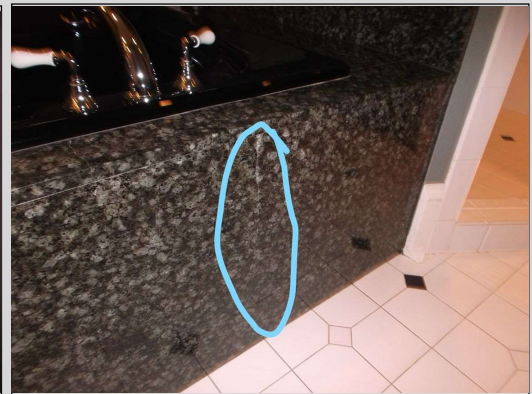
## Bathroom1 Pictures



Low water flow at master tub faucet



Toilet tank tops cracked several baths



Crack in master tub granite wall

# 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:**

Asbestos damaged, deteriorating, loose and detaching at several areas in the basement and crawlspace;

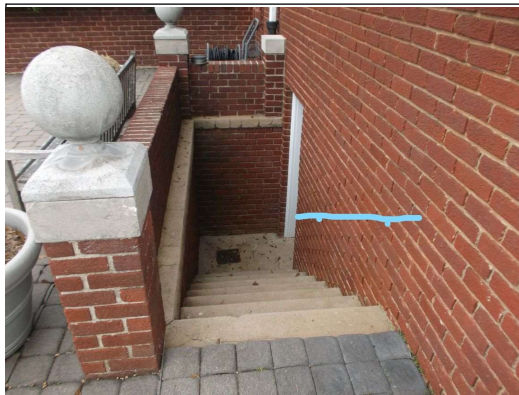
**Safety Hazard:**

Asbestos damaged, deteriorating, loose and detaching at several areas in the basement and crawlspace;

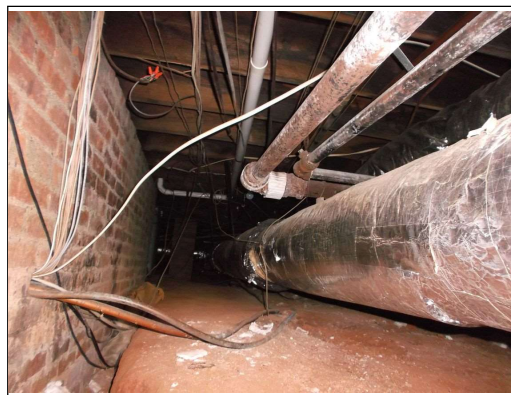
**Maintenance:**

Termite trails in some floor joists and rim joists; wood wall framing in contact with the soil at some areas; missing vapor barrier at several areas in the crawlspace;

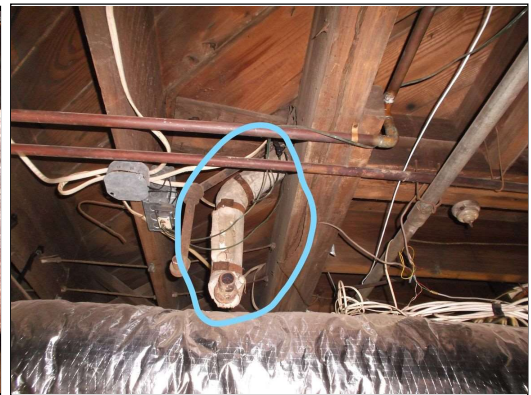
### Basement Pictures



No hand rail at stairs to the basement



Missing moisture barrier in crawlspace



Asbestos tape



Termite trails in some floor joists & rim joists



Damaged and loose Asbestos materials



Wood wall framing in the soil

# 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:

**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:** By flooring **Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Vermiculite  Rock wool  Other \_\_\_\_\_

**Depth:** 6 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

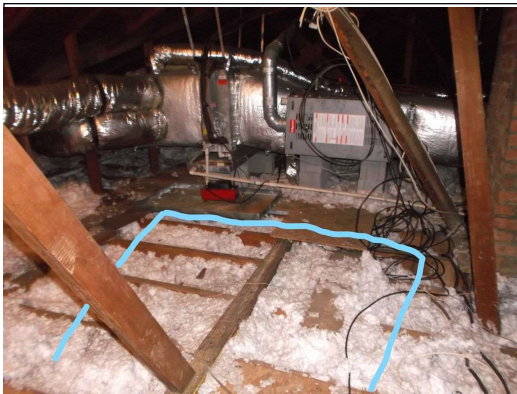
**Evidence of condensation**  Yes  No **Evidence of moisture**  Yes  No **Evidence of leaking**  Yes  No

**Interior General Comments:****Safety Hazard:**

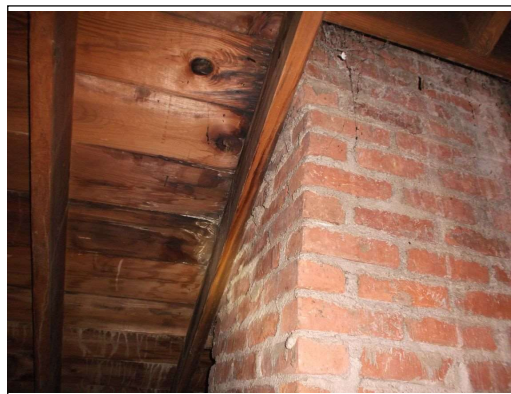
Missing attic flooring leading to the attic furnaces is a fall hazard; attic light on a pull chain is a safety hazard;

**Maintenance:**

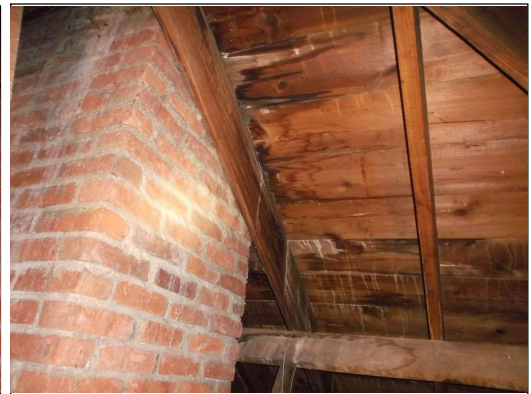
Missing attic flooring at some areas leading to the furnaces is a fall and safety hazard; there are dry water stains under the roof decking at some areas (verify all roof leaks have been repaired); attic light on a pull chain and away from entry is a safety hazard;

**Interior Pictures**

Missing flooring leading to the furnace



Dry water stains under roof decking



Water damage to roof decking at chimney

# 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:

### Maintenance:

Termite damage noted at some floor joists; missing moisture barrier and exposed soil;

## Crawlspace Pictures



Missing moisture or vapor barrier



Termite trails in some 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.