

Property Inspection Report



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199 West Broad Street Monroe, GA.

Inspection Date:

March 17, 2020

This confidential report is prepared exclusively for:

N. Wurmser & S. Theunelle

Prepared By:

PPREI

Report Number:

3177

Inspector:

Paris Pressley: R-5 Master Residential Building Inspector & State License Residential Building Contractor

Real estate agent/Broker:

David Stanbrook

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:	1914
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	51

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.

This home wads furnished at the time of the inspection.

Major Concerns

Grounds

Rotting tree in front yard; front walkway rotates forward at the main stairs down to the street; retaining wall at the rear yard has tree root bulge, excessive leaning and may fail over time;

Exterior

Front porch beams sagging and water damage; there is a settling crack in the brick veneer at the front porch at the left side; front porch glazed floor tiles have damage to the tiles and color in the tiles; wood at several box windows have slight water intrusion and needs scraping, repair, prime paint and paint to preserve existing materials; damaged refrigerant line insulation near the AC units; damaged and missing refrigerant line insulation in the attic; windows are sealed shut with paint; the exterior door at the left side of the front porch has major water damage; The original paint on the wood materials has a high possibility there is lead in the paint. EPD requires special procedures for repairs and painting this home. It is advised to note that a qualified contractor do all repairs and painting;

Electrical

Receptacles at the exterior, in the kitchen and in the basement are not GFCI protected; exposed wiring connections noted at several areas in the home; open junction boxes noted in the basement and in the attic; several electrical outlets tested open ground at the main, 2nd and 3rd levels; there are sharp screws in the distribution panel cover which can pierce wires inside the panel and cause a shock hazard (screws should have a blunt or flat end); house floor receptacles are not water proof; electrical wiring system outdated, has safety hazards and needs upgrades;

Heating

There is Asbestos tape and tape wrap on old boiler pipes, steam pipes and steam box; the hot water pipes leading to the radiator heaters in the rooms are wrapped with asbestos materials; the basement boiler furnace has a gas provider red tag tied to the gas pipes at the time of the inspection (boiler has improper sediment trap and missing gas pressure regulator installed in the gas pipe leading to the furnace);

Basement

There is damaged and discarded Asbestos materials noted in the basement and crawlspace (condition of discarded asbestos materials is very unsafe and a hazard);

Potential Safety Hazards

Grounds

Front walkway has heaving sections and movement cracks can be trip hazards; rear stairs to the basement are cracking and broken;

Cooling

There is Asbestos materials wrapped on several air ducts in the crawlspace;

Interior

Missing smoke alarms in the house; could not locate a CO detector near gas appliances in the basement; missing smoke alarms in rooms for sleeping; exposed wire connections in attic; exposed wire connections at several areas in the attic;

Items to Monitor

Exterior

The original paint on the wood materials has a high possibility there is lead in the paint. EPD requires special procedures for repairs and painting this home. It is advised to note that a qualified contractor do all repairs and painting;

Room1

Hall floor slopes to the right; left bedroom flooring swelling; 2nd bedroom floor slopes to the exterior corner;

Bathroom2

Bed bath floor slopes to the tub;

Maintenance

Grounds

The courtyard wood trellis has rotted beams and joists and needs pressure wash and paint; the wood fence at the rear yard needs pressure wash and repair at some areas; the outhouse at the rear yard needs siding repair and painting;

Roof

Several slate shingles are broken and missing tabs; several chimneys have deteriorated mortar and loose bricks; there are no fire screens nor chimney caps on the tops of the chimneys;

Heating

Furnace in the basement has defective components in the controls area; one furnace appears to be aging and may need ongoing service and repairs; boiler furnace in the basement has cracked heat exchanger, water leaks at the fill tank pipe, pipes are galvanized metal and nearing end of use and some pipes are rusting; missing refrigerant line insulation near the heat pump in the out house attic;

Cooling

It is advised to have all HVAC systems checked and serviced before closing to verify maintenance and repair; HVAC contractor was working on two cooling systems during the inspection (verify if AC units were repaired and any issues with any system); the furnace at the hired hand house was not energized at the time of the inspection; refrigerant line insulation damaged and missing at several areas in the basement and attic;

Kitchen

Dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe before connecting (can let waste water back into the dishwasher drain pipe; the kitchen sink drain pipe is a S-Trap which is improper and unsafe (can let sewer gas, methane gas and radon gas into the house)(correct sink drain pipe ASAP); kitchen outlets are not GFCI protected;

Room2

2nd Level: Floors squeak, settle and slope some areas; dry water stains on wall paper at some bedrooms below windows and behind radiators; hall floor slopes to the front wall;

Bathroom1

Master tub faucet defective (knobs keep turning), sink drain pipe is a S-Trap, there is rust in the tub finish near the drain opening;

Bathroom2

Bed bath tub water rust color; bath sink has rust in the bowl; sink drain stopper missing; tub faucet leaks at the handle;

Basement

Basement wall framing has dry rot and termite damage at several areas; there is missing vapor barrier at several areas at the crawlspaces; there is damaged and discarded Asbestos noted in the basement and crawlspace; there is water intrusion at exterior foundation walls at several areas (rout all gutter downspouts away from the foundation and verify no gutter leaks; there is none treated wood attached to the foundation walls at several areas can cause termite entry;

Interior

Can see water damage, mold, fungus and dry stains under roof decking at several areas; missing ceiling insulation at various areas in the mair attic;

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:

Rotting tree in front yard; front walkway rotates forward at the main stairs down to the street; retaining wall at the rear yard has tree root bulge, excessive leaning and may fail over time;

Safety Hazard:

Front walkway has heaving sections and movement cracks can be trip hazards; rear stairs to the basement are cracking and broken;

Maintenance:

The courtyard wood trellis has rotted beams and joists and needs pressure wash and paint; the wood fence at the rear yard needs pressure wash and repair at some areas; the outhouse at the rear yard needs siding repair and painting;

Grounds Pictures



Front main walkway rotates forward at stairs



Moderate cracks in front walkway



Rotting tree at the front yard



Rear stairs to basement cracking and broken



Water damage to rear courtyard trellis wood



Rear yard retaining wall leaning and no holes

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
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:** Marginal **Door condition:** Satisfactory
Patio **Weatherstripping:** Marginal **Door condition:** Satisfactory
Rear door **Weatherstripping:** Marginal **Door condition:** Satisfactory
Other door **Weatherstripping:** Poor **Door condition:** Satisfactory
Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side and Rear of Building
Brand: Lennox and Carrier **Model #:** NA **Approx Age:** 17+

Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other _____
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): _____
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Major Concern:

Front porch beams sagging and water damage; there is a settling crack in the brick veneer at the front porch at the left side; front porch glazed floor tiles have damage to the tiles and color in the tiles; wood at several box windows have slight water intrusion and needs scraping, repair, prime paint and paint to preserve existing materials; damaged refrigerant line insulation near the AC units; damaged and missing refrigerant line insulation in the attic; windows are sealed shut with paint; the exterior door at the left side of the front porch has major water damage; The original paint on the wood materials has a high possibility there is lead in the paint. EPD requires special procedures for repairs and painting this home. It is advised to note that a qualified contractor do all repairs and painting;

Item to Monitor:

The original paint on the wood materials has a high possibility there is lead in the paint. EPD requires special procedures for repairs and painting this home. It is advised to note that a qualified contractor do all repairs and painting;

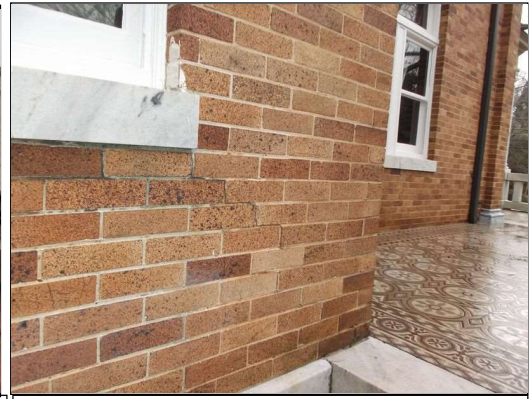
Exterior Pictures



Front left porch beam sagging



Defective paint at wood at box windows



Settling crack in brick veneer at the left front



Front porch floor has water damage to tiles



Water damage and sagging beam front porch



Damaged chimney brick @ guest house

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 1918
 Location South
 Style Hip
 Type Slates

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:**

Several slate shingles are broken and missing tabs; several chimneys have deteriorated mortar and loose bricks; there are no fire screens nor chimney caps on the tops of the chimneys;

Roof Pictures

Broken and missing slate shingles



Broken slate shingles



Defective & deteriorated mortar @ Chimney

Electrical**Main panel**

Location Basement **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:**

Receptacles at the exterior, in the kitchen and in the basement are not GFCI protected; exposed wiring connections noted at several areas in the home; open junction boxes noted in the basement and in the attic; several electrical outlets tested open ground at the main, 2nd and 3rd levels; there are sharp screws in the distribution panel cover which can pierce wires inside the panel and cause a shock hazard (screws should have a blunt or flat end); house floor receptacles are not water proof; electrical wiring system outdated, has safety hazards and needs upgrades;

Electrical Pictures



Exposed wire connections @ basement ceiling



Sharp screws in panel box



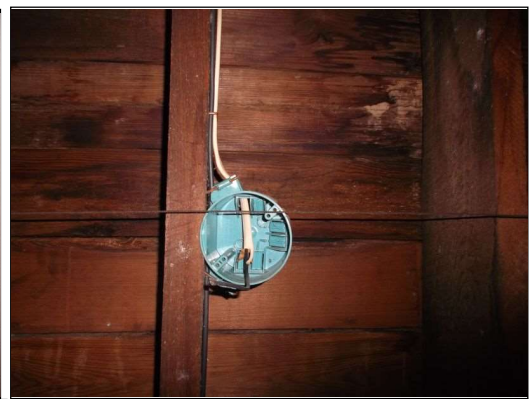
Improper receptacles in floors



Kitchen outlets not GFCI protected



Outlets have no ground several areas



Open junction boxes/exposed wires @ attic

Plumbing

Water service

Main shut-off location: At 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:

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:

No expansion tank above water heaters; water heaters end of use; copper and steel pipe join without dielectric fittings above the water heaters can cause corrosion; main water pipe to the house is steel and can see rust at the joint at the basement wall (steel water pipe last about 25 years before inner walls start rusting inside the pipe and rust begins to get in the drinking water);

Plumbing Pictures



Water heaters at end of use



Water pipe for gas pipe at furnaces



Copper & steel join without dielectric fittings



Main water pipe galvanized steel end of use



Copper & steel join without dielectric fittings

Heating

Remove

Heating system

Unit #1 Brand name:	Location
System condition <input 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 type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> LP <input type="checkbox"/> Solid fuel <input type="checkbox"/> Other	
Warm air system <input 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 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 type="checkbox"/> N/A <input type="checkbox"/> Detected at plenum <input type="checkbox"/> Detected at register <input type="checkbox"/> Not tested	
CO test Tester:	Combustion air venting present <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Controls Disconnect: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Normal operating and safety controls observed	
Distribution <input type="checkbox"/> Metal duct <input type="checkbox"/> Insulated flex duct <input type="checkbox"/> Cold air returns <input type="checkbox"/> Duct board <input type="checkbox"/> Asbestos-like wrap <input type="checkbox"/> Safety Hazard	
Flue piping <input 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 type="checkbox"/> Standard <input type="checkbox"/> Electrostatic <input type="checkbox"/> Satisfactory <input 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 type="checkbox"/> Not tested	
Heat pump <input type="checkbox"/> N/A <input type="checkbox"/> Supplemental electric <input type="checkbox"/> Supplemental gas	
Sub-slab ducts <input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor Water/Sand Observed: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Heating General Comments:

Major Concern:
 There is Asbestos tape and tape wrap on old boiler pipes, steam pipes and steam box; the hot water pipes leading to the radiator heaters in the rooms are wrapped with asbestos materials; the basement boiler furnace has a gas provider red tag tied to the gas pipes at the time of the inspection (boiler has improper sediment trap and missing gas pressure regulator installed in the gas pipe leading to the furnace);

Maintenance:
 Furnace in the basement has defective components in the controls area; one furnace appears to be aging and may need ongoing service and repairs; boiler furnace in the basement has cracked heat exchanger, water leaks at the fill tank pipe, pipes are galvanized metal and nearing end of use and some pipes are rusting; missing refrigerant line insulation near the heat pump in the out house attic;

Heating Pictures





2nd attic furnace needs repair



Missing refrigerant line insulation at out house



Furnace has been red tagged in basement

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Lennox, Lennox, Carrier X 2 Location: Exterior Approx. age: 5 & 10 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:

Safety Hazard:

There is Asbestos materials wrapped on several air ducts in the crawlspace;

Maintenance:

It is advised to have all HVAC systems checked and serviced before closing to verify maintenance and repair; HVAC contractor was working on two cooling systems during the inspection (verify if AC units were repaired and any issues with any system); the furnace at the hired hand house was not energized at the time of the inspection; refrigerant line insulation damaged and missing at several areas in the basement and attic;

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

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

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

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

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

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

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

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

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

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

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

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

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

Kitchen General Comments:

Maintenance:

Dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe before connecting (can let waste water back into the dishwasher drain pipe; the kitchen sink drain pipe is a S-Trap which is improper and unsafe (can let sewer gas, methane gas and radon gas into the house) (correct sink drain pipe ASAP); kitchen outlets are not GFCI protected;

Kitchen Pictures



Outlet not GFCI protected



Dishwasher drain pipe not high looped



Sink drain pipe is a S-Trap



Kitchen outlets not GFCI protected near sink

Rooms

Location: 1st Level

Type: Living area, bedrooms, other rooms...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Bedrooms

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:

Item to Monitor:

Main Level: Hall floor slopes to the right; left bedroom flooring swelling; 2nd bedroom floor slopes to the exterior corner;

Rooms Pictures



Hall floor slopes to the right



Swelling in left bedroom floor



2nd bedroom floor slopes to exterior wall

Room 2

Room

Location: 2nd Level

Type: Bedrooms, Sitting Area, Halls...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** Walls below windows and behind radiators

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

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

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

Heating source present

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

Doors

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

Windows

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

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Maintenance:

2nd Level: Floors squeak, settle and slope some areas; dry water stains on wall paper at some bedrooms below windows and behind radiators; hall floor slopes to the front wall;

Room2 Pictures



water stains in wal paper



Water stains below windows



Hall slopes to front wall

Bathroom 1

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 1 General Comments:

Maintenance:

Master tub faucet defective (knobs keep turning), sink drain pipe is a S-Trap, there is rust in the tub finish near the drain opening;

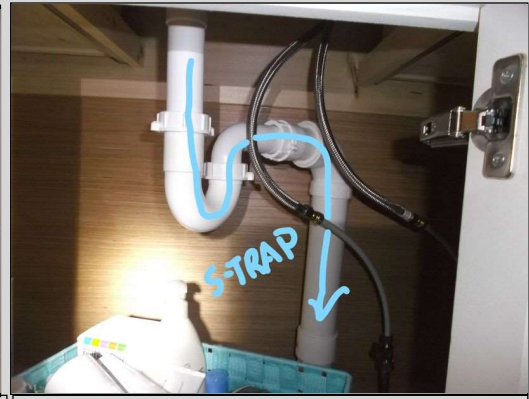
Bathroom1 Pictures



Tub faucet defective



Rust in tub finish and stopper missing



Sink has S-Trap

Bathroom 2

Location: 2nd Level

Type: Bedroom 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:

Item to Monitor:

Bed bath floor slopes to the tub;

Maintenance:

Bed bath tub water rust color; bath sink has rust in the bowl; sink drain stopper missing; tub faucet leaks at the handle;

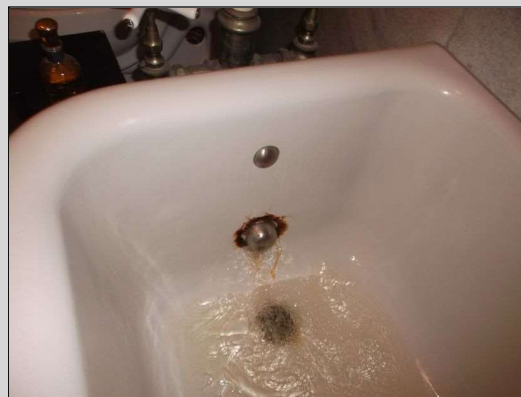
Bathroom2 Pictures



Bed bath floor slopes to tub



Sink bowl has rust in finish



Rust in tub water

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:
 There is damaged and discarded Asbestos materials noted in the basement and crawlspace (condition of discarded asbestos materials is very unsafe and a hazard);

Maintenance:
 Basement wall framing has dry rot and termite damage at several areas; there is missing vapor barrier at several areas at the crawlspaces; there is damaged and discarded Asbestos noted in the basement and crawlspace; there is water intrusion at exterior foundation walls at several areas (rout all gutter downspouts away from the foundation and verify no gutter leaks; there is none treated wood attached to the foundation walls at several areas can cause termite entry;

Basement Pictures



Basement wall framing dry rot several areas



None treated wood attached to masonry



Foundation poorly rests on dirt



Water intrusion at front basement wall



Exposed soil in crawlspace



Exposed soil in crawlspace under porch

Interior

Windows/Glass

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

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

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

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

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

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 8 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 smoke alarms in the house; could not locate a CO detector near gas appliances in the basement; missing smoke alarms in rooms for sleeping; exposed wire connections in attic; exposed wire connections at several areas in the attic;

Maintenance:

Can see water damage, mold, fungus and dry stains under roof decking at several areas; missing ceiling insulation at various areas in the main attic;

Interior Pictures



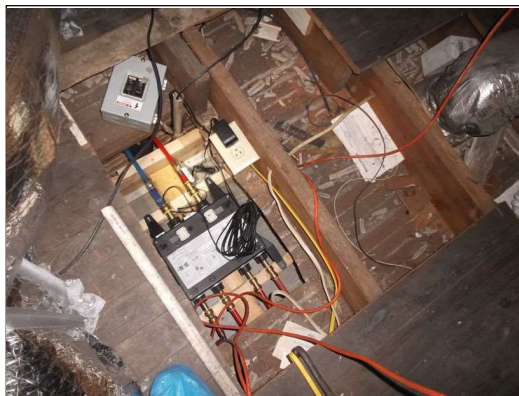
Mold and fungus under roof decking



Mold, rot under roof decking



Exposed wire connections in attic floor



Missing ceiling insulation several areas



Exposed wire connections

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.