

Property Inspection Report



PPREI Cell: 404-617-4973/Email: info@ppinspect.com/www.ppinspect.com



400 Nolan Cherry Cir. McDonough, GA.

Inspection Date:

Apr 8, 2021

This confidential report is prepared exclusively for:

R. Jackson

Prepared By:

PPREI

Report Number:

Inspector:

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

Real estate agent/Broker:

Keesha Dabney

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:	2002
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Occupied
Weather Conditions:	Cloudy
Recent Rain:	Yes
Ground Cover:	Dry
Temperature:	78

THE HOUSE IN PERSPECTIVE

Well Built /Maintenance

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.

The home was furnished at time of inspection. Inspector was not able to see some areas. It is advised to have walk-through when vacated.

Major Concerns

Exterior

Wasp nests at the peak of the front gable;

Roof

Pipe and vent flashing is installed on top of the shingles and face nailed can cause leaks over time; caulk sealant spilled on metal roof at seams (seller verify was there a leak or leaks in the metal roof at the front of the house; cannot see flashing coming to daylight behind the chimney at the corners;

Electrical

There are two hot conductors connected to one breaker at the distribution panel in the garage (only one wire per breaker allowed);

Cooling

AC condensate drain pipe pours at the foundation shall be routed 3 feet away from the foundation at the AC unit;

Interior

Chimney pipe appears to be close to plywood where it passes through the attic;

Potential Safety Hazards

Grounds

Wood deck guardrails are loose where the posts are bolted to the deck floor rim;

Electrical

Light bulbs have no globes at closets can be a fire safety issue; detached electrical conduit at the rear right corner of the foundation;

Kitchen

Exposed light bulb in the kitchen pantry is a fire safety hazard;

Items to Monitor

Exterior

It is advised to have the HVAC system checked by a certified HVAC person or company for service (AC units last about 18 to 19 years of good use);

Garage

Cracks in garage floor;

Maintenance

Grounds

Front porch stoop rotating forward and crack in walkway; bushes touch house left side; wood gates need adjustments for locks to strike; deck wood contacting soil and deck posts in soil can cause rot; driveway has general cracks that need filling to extend life and prevent soil erosion underneath; rear hose faucet missing anti siphon device;

Exterior

Refrigerant line insulation damaged and missing behind the AC unit; siding needs pressure wash; brick and mortar contact soil; nails rusting at the front metal fascia; bay window fascia needs painting; damaged exhaust vent on side of chimney; dryer exhaust vent missing door flap;

Roof

Downspouts pour too close to the foundation at the front; missing downspout elbow at the right rear downspout; gutters missing at the left side of the house;

Garage

Vehicle door frames need painting; belongings on garage floor and could not see all areas (it is advised to see floor after all belongings removed);

Electrical

Bushes in contact with electrical meter and blocks access to the main breaker at the left side of the house; missing bead of caulk over the tops of electrical boxes at the side of the house;

Cooling

Refrigerant line insulation damaged at the exterior; there is dust inside air return duct pipes; can hear furnace humming when in the hall area at the 2nd floor;

Kitchen

Dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe to connect (can let sink water back into dishwasher drain pipe; left light not one in exhaust hood; there is no globe on the light bulb in the pantry; island cabinet left door not closing;

Laundry

Dryer vent terminal door stuck open at the exterior wall at the left side of the house; there is missing latch hardware or snap at the top of the right laundry door;

Room1

Main Level: Exterior door to the deck or rear of the house has water damage at the door frame at the bottom on the left and right;

Room2

2nd Level: Master bed closet doors bump each other; carpet soiled at the hall; front bed windows (office, play room, front bedroom...) could not be let up; seals between window glass cracking at some windows (can cause glass to fog when seals finally break);

Room3

2nd Level: Bonus room floor rises near the center of the room; hall floor has a slight hump near the master bedroom doorway; seals cracking between window glasses at some areas; some windows could not be let up; there is a crack in the hall ceiling near the air return vent;

Bathroom2

Main Bath: Sink stopper defective (wont close); the tub spout diverter lets water bypass when water flowing at the shower head;

Bathroom3

Master bath sink stopper will not close and no light over shower area;

Interior

Attic: Cannot see plywood/OSB board spacer clips between panels (used to create air gaps for expansion); could not fully access all attics crawlspaces as belongings blocked doors; small piece of wall insulation missing at attic crawlspace at the rear of the house seen from rear right bedroom; plywood not cut out wide enough at the main roof ridge below the ridge vent

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:

Safety Hazard:

Wood deck guardrails are loose where the posts are bolted to the deck floor rim;

Maintenance:

Front porch stoop rotating forward and crack in walkway; bushes touch house left side; wood gates need adjustments for locks to strike; deck wood contacting soil and deck posts in soil can cause rot; driveway has general cracks that need filling to extend life and prevent soil erosion underneath; rear hose faucet missing anti siphon device;

Grounds Pictures



Porch settling and cracks in walkway



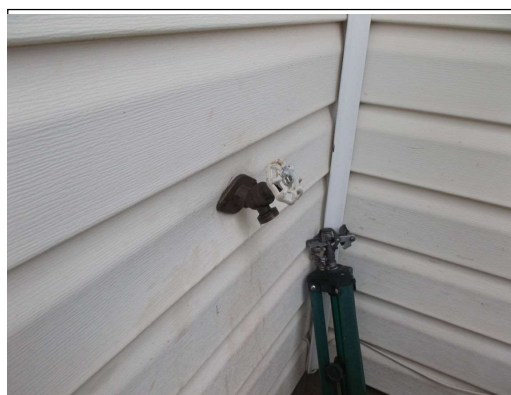
Bushes block meter and touch house



Deck wood resting in soil/dips & sags in floor



Wood deck railing loose/posts in soil



No anti siphon device on rear hose faucet



Nails rusting in front fascia

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** Worn Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other _____
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low
Condition Satisfactory Marginal Poor
Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor
GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other **Door condition:** Satisfactory

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 Location Side of House

Brand: Carrier

Model #: NA

Approx Age: 2002

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

Exterior General Comments:

Major Concern:

Wasp nests at the peak of the front gable;

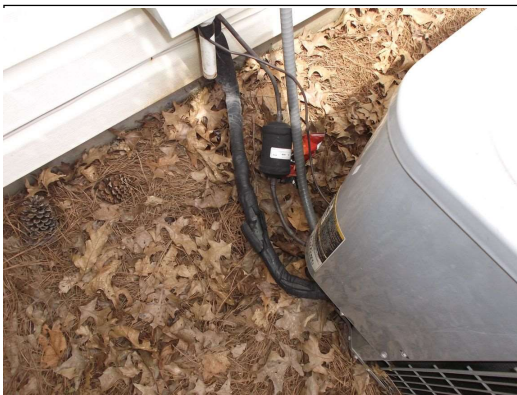
Item to Monitor:

It is advised to have the HVAC system checked by a certified HVAC person or company for service (AC units last about 18 to 19 years of good use);

Maintenance:

Refrigerant line insulation damaged and missing behind the AC unit; siding needs pressure wash; brick and mortar contact soil; nails rusting at the front metal fascia; bay window fascia needs painting; damaged exhaust vent on side of chimney; dryer exhaust vent missing door flap;

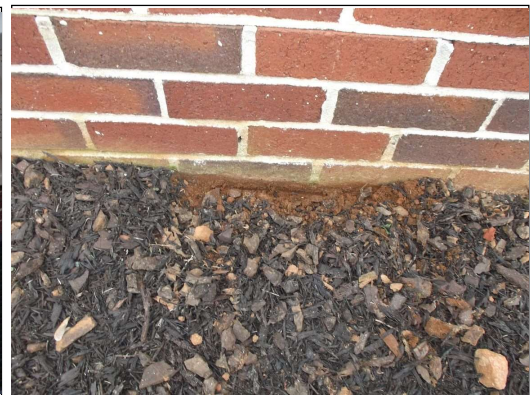
Exterior Pictures



Refrigerant line insulation needs replacement



Wasp Nests at front gable peak



Soil contact mortar and brick



Nails rusting in metal fascia at the front



Exhaust vent door missing



Wood fascia needs painting

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/ARoof # 3 N/ARoof # 4 N/A

Roof # 1 Pitch Steep

Layers 1

Age

Location North

Style Gable

Type Asphalt shingles

Ventilation System

Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

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

Condition 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:

Major Concern:

Pipe and vent flashing is installed on top of the shingles and face nailed can cause leaks over time; caulk sealant spilled on metal roof at seams (seller verify was there a leak or leaks in the metal roof at the front of the house; cannot see flashing coming to daylight behind the chimney at the corners;

Maintenance:

Downspouts pour too close to the foundation at the front; missing downspout elbow at the right rear downspout; gutters missing at the left side of the house;

Roof Pictures



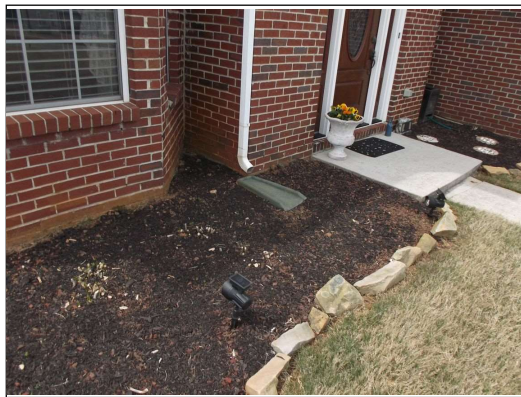
Caulk or sealant spilled on metal roof



Pipe/vent flashing face nailed on top shingles



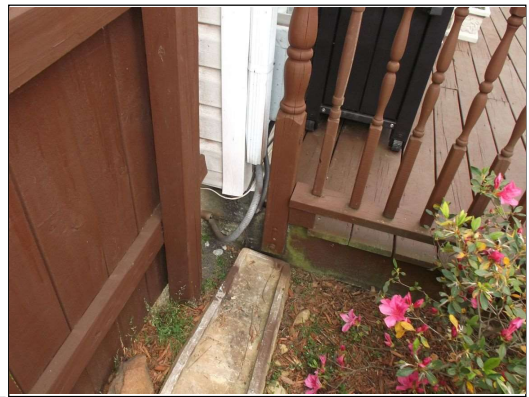
Cannot see roof to chimney flashing



Downspout pours in plant bed



Missing gutter at right side of house



Missing elbow on rear right downspout

Garage/Carport

ADD

Type

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

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

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

Roofing

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

Gutters/Eavestrough

- Same as house
 Satisfactory
 Marginal
 Poor

Siding

- Same as house
 Wood
 Metal
 Vinyl
 Stucco
 Masonry
 Slate
 Fiberboard
 Fiber Cement

- Satisfactory
 Marginal
 Poor
 Recommend Repair/replace
 Recommend painting

Trim

- Same as house
 Wood
 Aluminum
 Vinyl

- 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 Satisfactory Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose

Exterior Service Door
Condition Damaged/Rusted Satisfactory Marginal Poor

Electrical Receptacles
Reverse polarity Yes No **Open ground** Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles

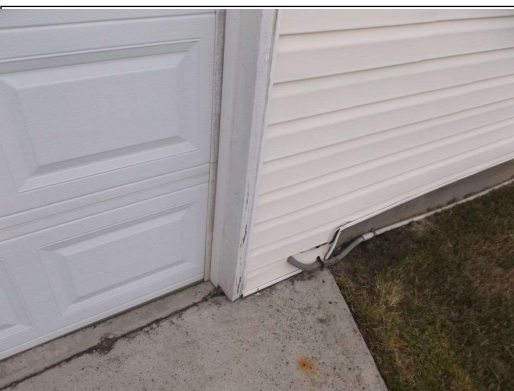
Fire Separation Walls & Ceiling Present Missing
Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No **Typical Cracks** Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Auto closure N/A Satisfactory Inoperative Missing

Garage/Carport General Comments:

Item to Monitor:
 Cracks in garage floor;

Maintenance:
 Vehicle door frames need painting; belongings on garage floor and could not see all areas (it is advised to see floor after all belongings removed);

Garage/Carport Pictures



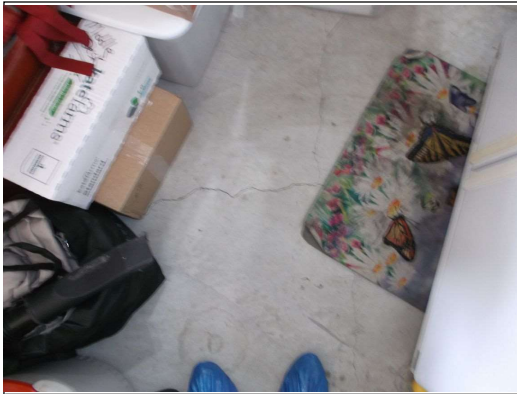
Door trim need paint



Crack in floor near door



Belongings in garage cannot see all areas



Cracks in floor near refrigerator

Electrical

Main panel

Location Side of house
 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:

There are two hot conductors connected to one breaker at the distribution panel in the garage (only one wire per breaker allowed);

Safety Hazard:

Light bulbs have no globes at closets can be a fire safety issue; detached electrical conduit at the rear right corner of the foundation;

Maintenance:

Bushes in contact with electrical meter and blocks access to the main breaker at the left side of the house; missing bead of caulk over the tops of electrical boxes at the side of the house;

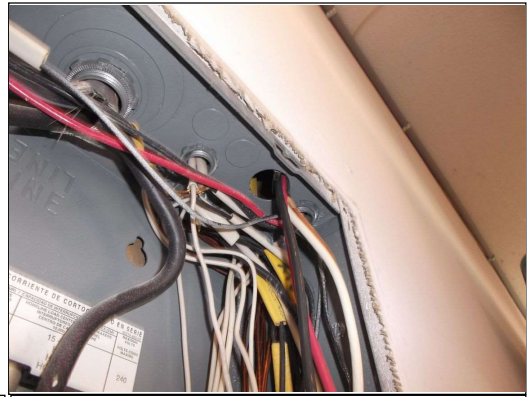
Electrical Pictures



Bushes block access to meter and panel box



Missing bead of caulk over top of meter box



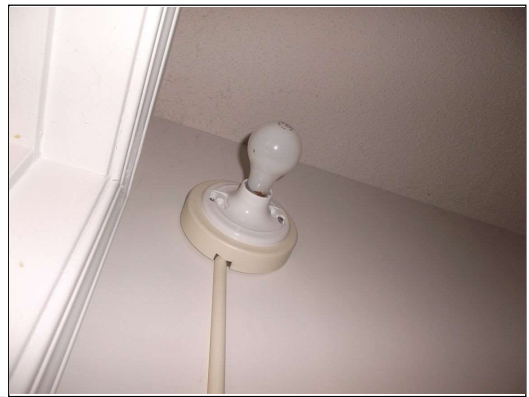
Cables touch sharp metal @ hole in top of par



2 hot wires connected to one breaker



Detached conduit @ right rear corner of house



Light bulbs have no globes at closets

Plumbing

Water service

Main shut-off location: Right side of house

Water entry piping Not Visible Copper/Galv PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic Lead

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic Not Visible

Condition Satisfactory Marginal Poor **Flow** Satisfactory Marginal Poor

Water pressure over 80 psi Recommend plumber evaluate Recommend pressure regulator box

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes No Not Visible

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass Polyethylene Not Visible

Condition Satisfactory Marginal Poor **Support/Insulation** N/A **Type:**

Traps proper P-Type Yes No P-traps recommended **Drainage** Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No **Leaking:** Yes No

Gas entry piping N/A Copper Brass Black iron Stainless steel CSST Not Visible

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: Whirlpool

Capacity: 45

Approx. age: 2015

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:

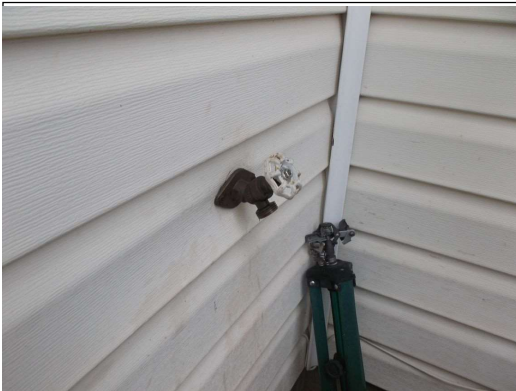
Safety Hazard:

Gas pipe not secured to the floor in the attic (movement can damage pipe or cause a gas leak);

Maintenance:

Rear hose faucet missing anti siphon device; water heater not in a drain pan; expansion tank not braced or supported above the water heater (movement can break pipe);

Plumbing Pictures



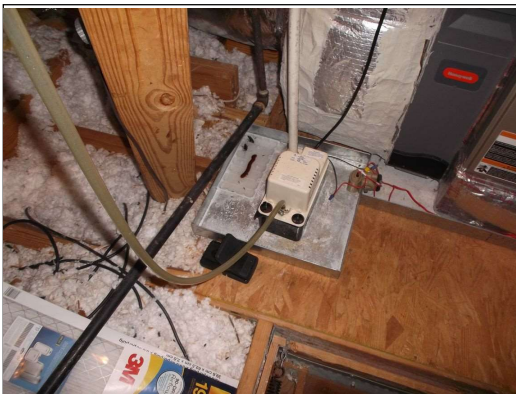
No anti siphon device on rear faucet



Water heater not in a drain pan



Expansion tank not braced from the wall



Gas pipe not supported & braced in attic

Heating

Remove

Heating system

Unit #1 Brand name: Carrier

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 2002

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:

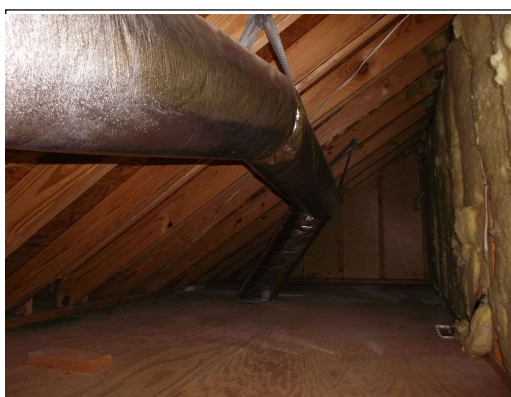
Maintenance:

Dust noted in some return air ducts; could hear furnace humming in the 2nd level hall areas when furnace was operating; the air duct or pipe has a very sharp turn in the attic crawlspace at the rear bedroom on the right; It is advised to have HVAC system checked for service and operation;

Heating Pictures



Dust inside air duct returns



Duct has sharp turn at rear attic crawlspace

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Carrier Location: Exterior Approx. age: 2002 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:

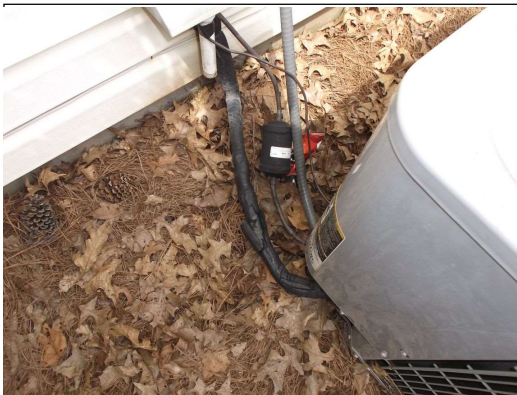
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AC condensate drain pipe pours at the foundation shall be routed 3 feet away from the foundation at the AC unit;

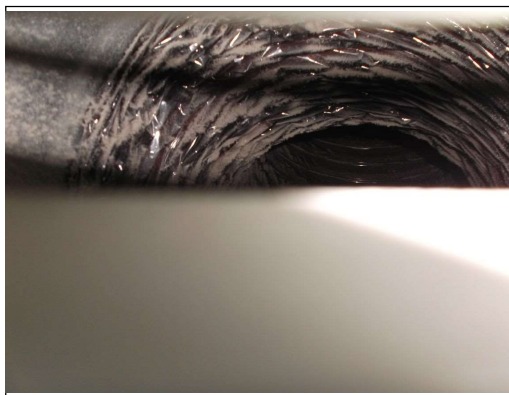
Maintenance:

Refrigerant line insulation damaged at the exterior; there is dust inside air return duct pipes; can her furnace humming when in the hall area at the 2nd floor;

Cooling Pictures



Refrigerant line insulation needs replacement



Dust in air return pipe



Condensate pipe drains at foundation

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:

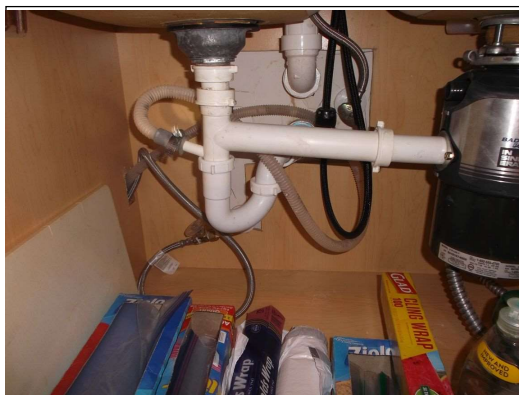
Safety Hazard:

Exposed light bulb in the kitchen pantry is a fire safety hazard;

Maintenance:

Dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe to connect (can let sink water back into dishwasher drain pipe; left light not one in exhaust hood; there is no globe on the light bulb in the pantry; island cabinet left door not closing;

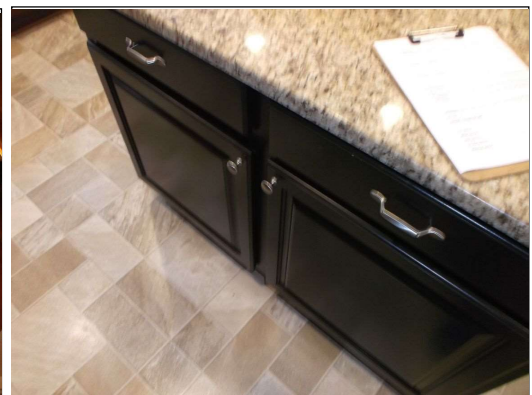
Kitchen Pictures



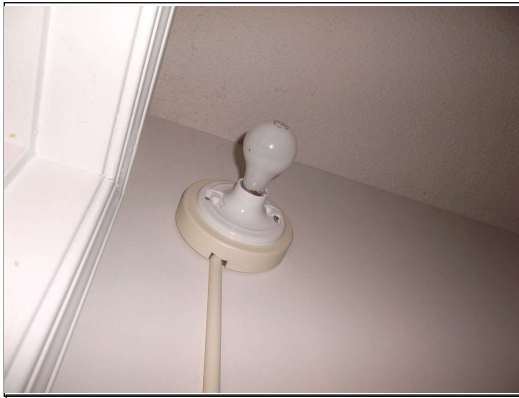
Dishwasher drain pipe not high looped



Left light out at exhaust hood



Island left cabinet door not closing



Exposed light bulb in pantry (needs globe)

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:

Dryer vent terminal door stuck open at the exterior wall at the left side of the house; there is missing latch hardware or snap at the top of the right laundry door;

Laundry Pictures



Dryer vent door stuck open



Missing snap hardware at top of laundry door

Rooms

Location: Main Level

Type: Living, Foyer, Dining, Hall...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing **Holes:** N/A Doors Walls Ceilings

Heating source present Yes No Not visible **Egress restricted** N/A Yes No

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

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

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

Rooms General Comments:

Maintenance:

Main Level: Exterior door to the deck or rear of the house has water damage at the door frame at the bottom on the left and right;

Rooms Pictures



Rear door frame has water damage



Water damage at rear door frame



Carpet soiled at the stairs

Room 2

Room

Location: 2nd Level

Type: Bedrooms, Hall, Bonus Room

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** In laundry room over the water heater

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: Master bed closet doors bump each other; carpet soiled at the hall; front bed windows (office, play room, front bedroom...) could not be let up; seals between window glass cracking at some windows (can cause glass to fog when seals finally break);

Room 3

Room

Location: 2nd Level

Type: Bedrooms...

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

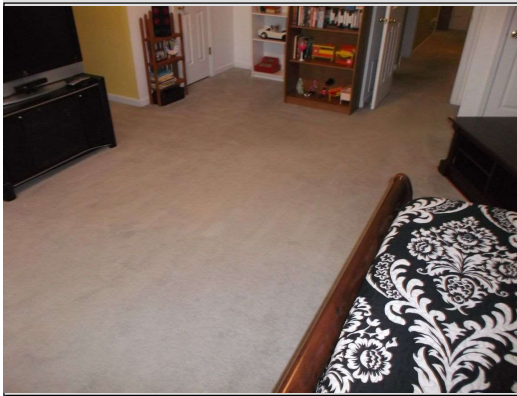
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 3 General Comments:

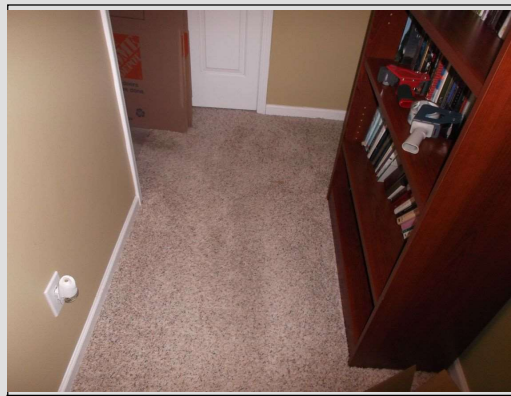
Maintenance:

2nd Level: Bonus room floor rises near the center of the room; hall floor has a slight hump near the master bedroom doorway; seals cracking between window glasses at some areas; some windows could not be let up; there is a crack in the hall ceiling near the air return vent;

Room3 Pictures



Hump in bonus room floor



Hump in hall floor bedroom side of house



Seals between glass are cracking

Bathroom 1

Location: Main Level **Type:** 1/2 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

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

Location: 2nd Level **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 2 General Comments:**Maintenance:**

Main Bath: Sink stopper defective (wont close); the tub spout diverter lets water bypass when water flowing at the shower head;

Bathroom2 Pictures

Water bypass when shower water flowing

Bathroom 3

Location: 2nd Level

Type: Master 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

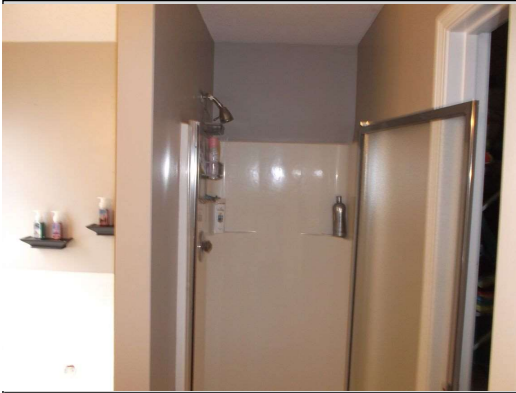
Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

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 3 General Comments:**Maintenance:**

Master bath sink stopper will not close and no light over shower area;

Bathroom3 Pictures

No light over shower (dark)

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: _____ **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 12 Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

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

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

Interior General Comments:

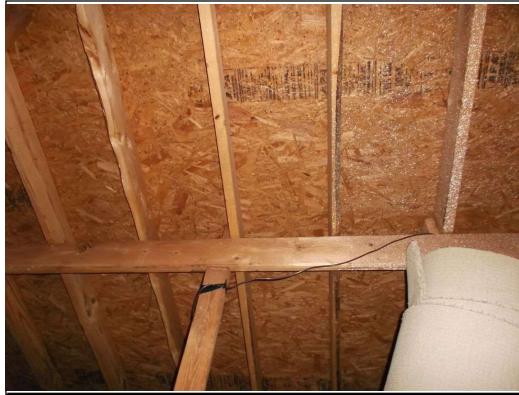
Major Concern:

Chimney pipe appears to be close to plywood where it passes through the attic;

Maintenance:

Attic: Cannot see plywood/OSB board spacer clips between panels (used to create air gaps for expansion); could not fully access all attics crawlspaces as belongings blocked doors; small piece of wall insulation missing at attic crawlspace at the rear of the house seen from rear right bedroom; plywood not cut out wide enough at the main roof ridge below the ridge vent

Interior Pictures



No spacer clips between roof deck panels



Plywood not cut wide enough for ridge vent



Chimney pipe too close to wood in attic;



Bugs in bug traps in attics



Bug traps in attics (roaches)

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.

