

# PROPERTY INSPECTION REPORT



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9620 Cedar Grove Rd. Fairburn, GA.

**Inspection Date:**

2-23-2017

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

Mark Swinton

**Prepared By:**

PPREI Company

**Report Number:**

1477

**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>	2003
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Dry
<b>Temperature:</b>	60

## THE HOUSE IN PERSPECTIVE

## Report Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Major Concerns

### Exterior

Major cracking at the stucco at the front of the building may indicate water intrusion; stucco contact soil at some areas can absorb moisture; water intrusion at chimneys where roof to wall flashing missing and or improper; stucco damage at chimneys near chimney caps; stucco needs pressure wash at the rear of the house; some front and rear windows have water damage; some siding is buckling, breaking and nails extracting at several areas on the east side of the building.

### Roof

There is roof deck plywood expansion joints visible through the roof shingles at the front of the building (plywood was not placed with proper air gap between panels for expansion); pipe flashing has been installed on top of roof shingles and face nailed at several areas; roof shingles different colors or shades on the rear roof of the house.

### Electrical

Receptacles in office floor are not water proof; hot and neutral wires reversed at receptacles at the master bedroom; there are two hot conductors connected to one breaker at the attic panel; which is unsafe; cannot see IC stamped on the back of of recessed ceiling lights seen from the attic (do not have IC meaning insulation contact allowed)

### Crawlspace

Several original concrete columns were installed in the wrong locations in the crawlspace for floor beams and wood post were installed offset afterwards; some wood support posts have concrete foundations installed on top of the soil;

## Potential Safety Hazards

### Electrical

Electrical cables entering holes in the top of the distribution panel contact sharp metal and missing bushing at the attic distribution panel; there are open junction boxes in the crawlspace;

## Maintenance

### Grounds

Moderate damage and cracks in the driveway; retaining wall at the east side of the property is cracking and deteriorating; retaining wall at the pool stairs has broken sections; moderate crack in front walkway; poor soil slope away from the foundation at some areas and soil erosion where gutters overflow; front main portico floor tiles cracking.

### Exterior

Stucco needs pressure wash at the rear of the home; rear stucco needs repair; most AC units original to the home and show signs of aging and refrigerant line insulation missing, damaged and deteriorating at several units;

### Roof

Vent and pipe flashing installed on top of shingles and face nailed can cause leaks over time; there are plywood expansion humps noted in the roof shingles at various areas on the rear; missing or defective roof to wall flashing at chimneys; some soffits have water damage (verify there are no roof leaks over water damaged soffits).

### Plumbing

Several water heaters are at the end of use (water heaters last about 11 years of good use); there is no drain pan for the water heater in the bedroom closet

### Heating

4 furnaces have water and rust in the drain panes may indicate defective condensers or condensate issues;

### Cooling

There is rust in furnace drain pans under the air handlers in the attic which may indicate defective cooling coils or evaporator coils; AC units at the exterior appear nearing the end of use; refrigerant line insulation missing and deteriorated at several;

### Kitchen

Kitchen wall cabinet glass door too small for opening; dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting; defective cabinet doors below sink; there is no J-Trap in the sink drain pipe (can let sewer gas, waster gas, methane gas and radon gas back into the house).

### Room1

Solar film on south window glasses peeling off; defective weather strips at the bottom of some windows; double pane glass seals leaking between glass;

### Room2

Main level and 2nd level flooring popping and squeaks at several areas; window glass seals leaking at some areas; drywall ceiling tape buckling at the pool room; kitchen floor slopes towards the refrigerator; water stains in the dining room ceiling; water damage to the french door frame at the interior; some metal clad entry doors have rust in the finish; loose drywall tape at various areas throughout the house.

### Bathroom1

2nd floor left bath has defective sink stopper and defective tub stopper; 2nd floor right bedroom bath has slight damage to laminate top at sink cabinet doors; master bath has movement cracks in the shower floor tile and missing grout at shower curb; some bath faucets are missing aerators.

**CrawlSpace**

Concrete debris (bags of concrete) remain in the crawlspace; missing moisture barrier at several areas in the crawlspace;

# Grounds

**Service Walks**

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

**Stoops/Steps**

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

**Deck/Balcony**

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

**Fence/Wall**

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

**Driveway/Parking**

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

**Landscaping affecting foundation**

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

**Retaining wall**

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

**Hose bibs**

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

**Ground General Comments:****Maintenance:**

Moderate damage and cracks in the driveway; retaining wall at the east side of the property is cracking and deteriorating; retaining wall at the pool stairs has broken sections; moderate crack in front walkway; poor soil slope away from the foundation at some areas and soil erosion where gutters overflow; front main portico floor tiles cracking;

## Grounds Pictures



Cracks and damage at the driveway



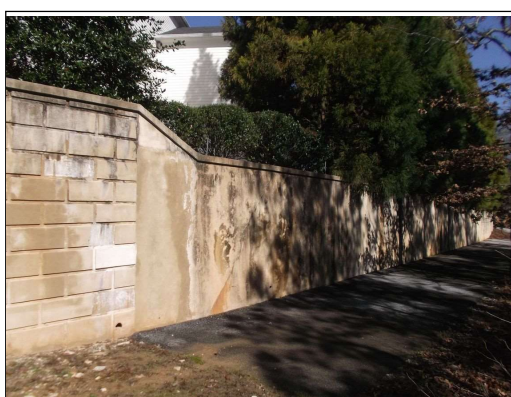
Cracks in the front portico floor tiles



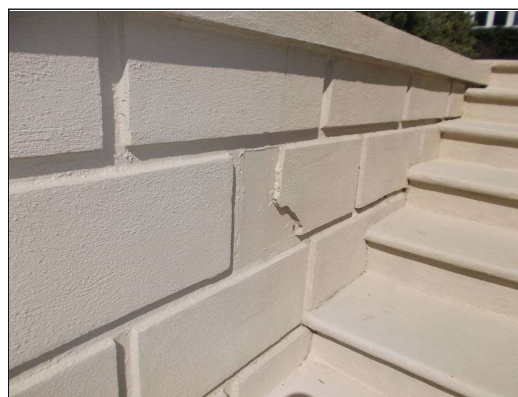
Poor soil slope and erosion at areas



Crack in walkway



Retaining wall cracking at the back driveway



Damage at wall to the pool level

## 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:**

**Exterior Door**

<b>Main Entrance</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Patio</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Rear door</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Other door</b>	<b>Weatherstripping:</b> Satisfactory	<b>Door condition:</b> Satisfactory
<b>Other</b>		

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

**Unit #1** **Location** East Side  
**Brand:** 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): 40x6 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 Trane  
 Brand: West Side      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): 40x2      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:**

Major cracking at the stucco at the front of the building may indicate water intrusion; stucco contact soil at some areas can absorb moisture; water intrusion at chimneys where roof to wall flashing missing and or improper; stucco damage at chimneys near chimney caps; stucco needs pressure wash at the rear of the house; some front and rear windows have water damage; some siding is buckling, breaking and nails extracting at several areas on the east side of the building;

**Maintenance:**

Stucco needs pressure wash at the rear of the home; rear stucco needs repair; most AC units original to the home and show signs of aging and refrigerant line insulation missing, damaged and deteriorating at several units;

**Exterior Pictures**



Stucco cracks may indicate water intrusion



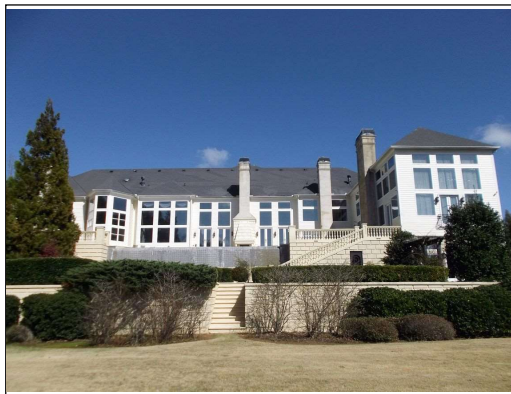
Some window sash are rotting



Water intrusion at chimneys



Missing flashing where roofs meet chimneys



Stucco needs pressure wash



Siding damaged and nails extracting at areas

# 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

## Layers

## Age

## Location

## Style

## Type

## Ventilation System

- Soffit   
  Ridge   
  Gable   
  Roof   
  Turbine   
  Powered   
  Other

## Flashing

### Material

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

### Condition

- Rusted   
  Missing   
  Separated from chimney/roof   
  Recommend Sealing

## Skylights

### Condition

- N/A   
  Cracked/Broken   
  Satisfactory   
  Marginal   
  Poor

## Plumbing Vents

### Condition

- Satisfactory   
  Marginal   
  Poor   
  Not Visible   
  Not Present

## Roof General Comments:

### Major Concern:

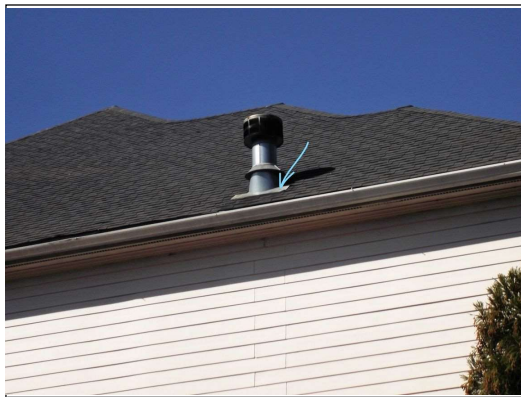
There is roof deck plywood expansion joints visible through the roof shingles at the front of the building (plywood was not placed with proper air gap between panels for expansion); roof shingles different colors or shades on the rear roof of the house;

### Maintenance:

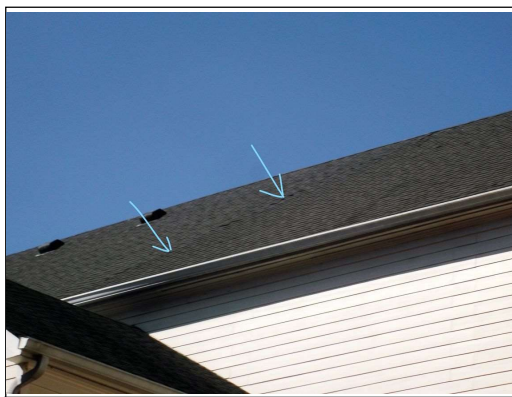
Vent and pipe flashing installed on top of shingles and face nailed can cause leaks over time; there are plywood expansion humps noted in the roof shingles at various areas on the rear; missing or defective roof to wall flashing at chimneys; some soffits have water damage (verify there are no roof leaks over water damaged soffits);



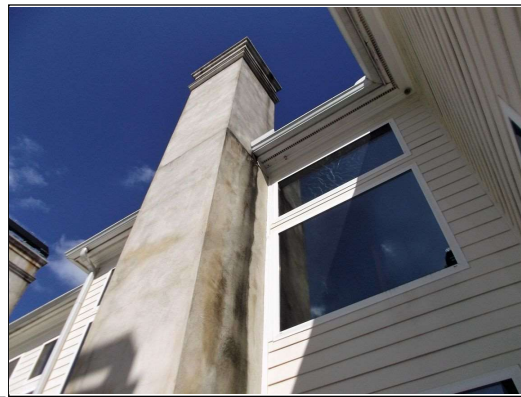
## Roof Pictures



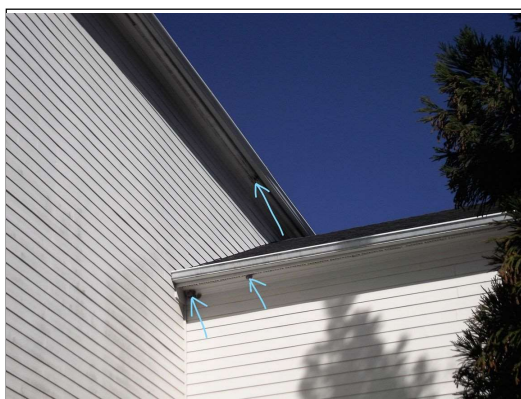
Pipe flashing on top shingles face nailed



Humps in roof shingle surface



Missing or defective roof-to-chimney flashing



Water damage to wood soffits at areas



Defective flashing at chimney



Vent pipe flashing on top shingles face nailed

## 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

### 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** 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

# Electrical

**Main panel****Location** Exterior **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 in office floor are not water proof; hot and neutral wires reversed at receptacles at the master bedroom; there are two hot conductors connected to one breaker at the attic panel; which is unsafe; cannot see IC stamped on the back of of recessed ceiling lights seen from the attic (do not have IC meaning insulation contact allowed)

**Safety Hazard:**

Electrical cables entering holes in the top of the distribution panel contact sharp metal and missing bushing at the attic distribution panel; there are open junction boxes in the crawlspace;

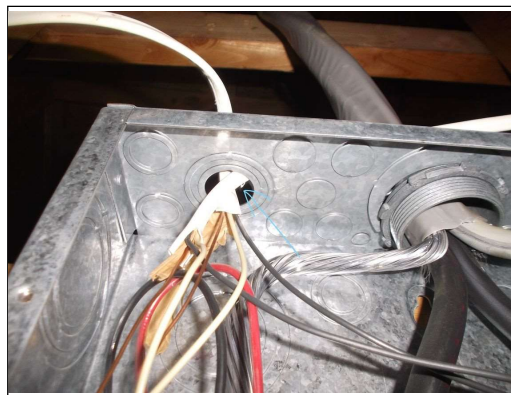
**Maintenance:**

Some exterior receptacles are not energized; damaged pool side speakers at various areas; some landscape lights are damage and not illuminating;

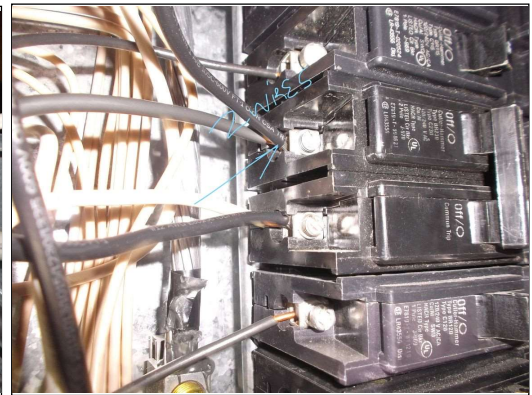
## Electrical Pictures



Open junction box in crawlspace



Wires contact sharp metal at panel



Two hot conductors to one breaker



Recessed light do not have IC stamp on back

# 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:** Basement, Bedroom Closet and Attic

**Capacity:** 5x40

**Approx. age:** 3 2002

**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:

Several water heaters are at the end of use (water heaters last about 11 years of good use); there is no drain pan for the water heater in the bedroom closet

# Heating

Remove

## Heating system

**Unit #1** Brand name: Trane and Carrier

Location

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

**Unit #2** Brand name:

Location

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

<b>Unit #3</b>	Brand name:	Location
<b>System condition</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2002
<b>Unit #4</b>	Brand name:	Location
<b>System condition</b>	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> 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:**

4 furnaces have water and rust in the drain panes may indicate defective condensers or condensate issues;

## Heating Pictures



Rust and water in one attic furnace drain pan

# Cooling System

## Heat Pump - A/C Unit #1

Brand Name: Carrier and Trane

Location: Exterior

Approx. age: 16+

 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:

There is rust in furnace drain pans under the air handlers in the attic which may indicate defective cooling coils or evaporator coils; AC units at the exterior appear nearing the end of use; refrigerant line insulation missing and deteriorated at several;

## Cooling Pictures



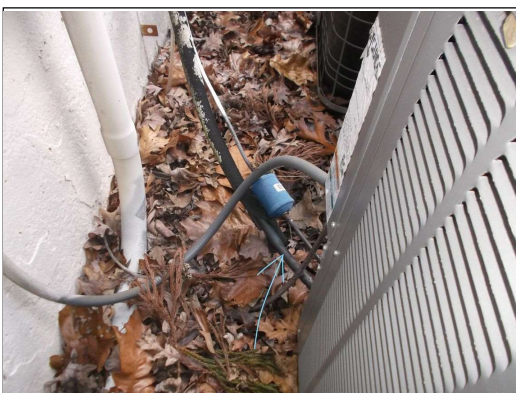
Rust in attic furnace drain pan



Debris and corrosion at the bottoms of ACs



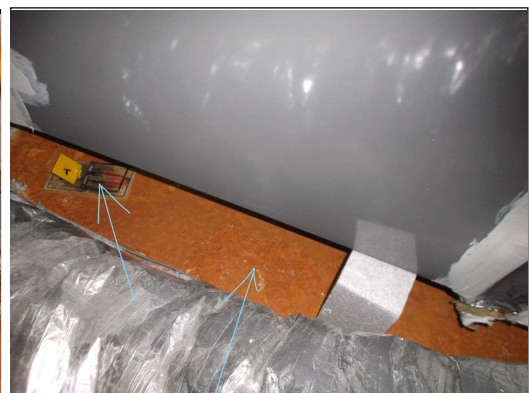
Furnace in the crawlspace defective



Missing refrigerant line insulation



No sediment trap in gas pipe to furnace



Major rust in attic furnace drain pan

# 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)

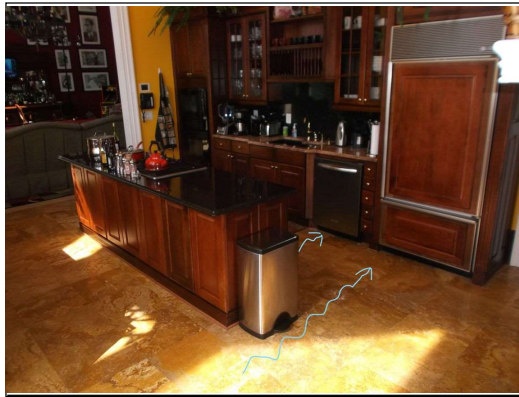
**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard(s)

## Kitchen General Comments:

### Maintenance:

Kitchen wall cabinet glass door too small for opening; dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting; defective cabinet doors below sink; there is no J-Trap in the sink drain pipe (can let sewer gas, waster gas, methane gas and radon gas back into the house:

## Kitchen Pictures



Kitchen floor slopes to refrigerator wall



Base cabinet door bowed at cook top



Sink waste pipe has no J-Trap

## Rooms

**Location:** Main Floor

**Type:** Great Room, Master Bedroom, Office, Den, Parlor...

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No **Where:** Great room at windows

**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:

Solar film on south window glasses peeling off; defective weather strips at the bottom of some windows; double pane glass seals leaking between glass;



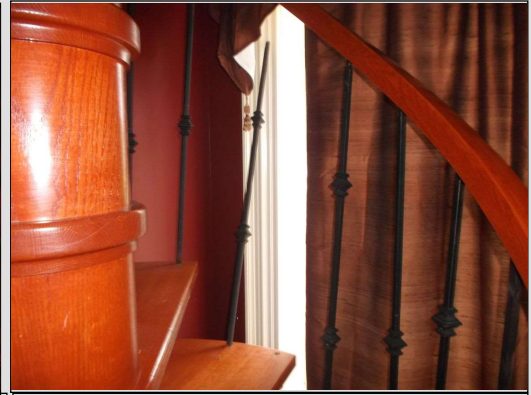
## Rooms Pictures



Glass sill defective



Window seals spill into glasses at areas



Detaching guards in main stair railing

## Room 2

### Room

**Location:** 1st and 2nd Level

**Type:** Rooms General

**Walls & Ceiling**     Satisfactory     Marginal     Poor     Typical cracks     Damage

**Moisture stains**     Yes     No    **Where:** Ceilings at 1st level

**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:

Main level and 2nd level flooring popping and squeaks at several areas; window glass seals leaking at some areas; drywall ceiling tape buckling at the pool room; kitchen floor slopes towards the refrigerator; water stains in the dining room ceiling; water damage to the french door frame at the interior; some metal clad entry doors have rust in the finish; loose drywall tape at various areas throughout the house;

## Room2 Pictures



Dry water stains in ceilings



Nail pops in ceilings

## Bathroom 1

**Location:** 1st Floor baths

**Type:** 1/2, Full, Master

**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

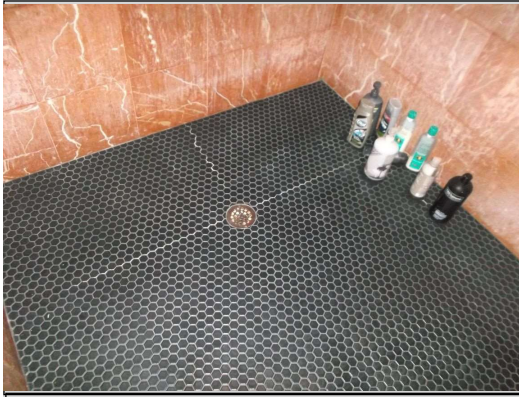
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

### Bathroom 1 General Comments:

#### Maintenance:

2nd floor left bath has defective sink stopper and defective tub stopper; 2nd floor right bedroom bath has slight damage to laminate top at sink cabinet doors; master bath has movement cracks in the shower floor tile and missing grout at shower curb; some bath faucets are missing aerators; movement cracks at at 2nd bed bath tub at the deck;

## Bathroom1 Pictures



Defective grout in cracks at master shower



defective grout at master shower curb



Tub movement at deck tile indicate settling

## 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

# 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: Greatroom, Master Bed, Living, Parlor, 2nd Bedroom

**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:** 8 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

# Crawl Space

**Crawl space**

Full crawlspace  Interior hatch/door **Conditioned (heated/cooled)**  Yes  No

**Access**

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

**Inspected from**  Access panel  In the crawl space

**Foundation walls**

**Handrail**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Concrete block  Poured concrete  Stone  ICF  Wood  Brick

**Floor**

Concrete  Gravel  Dirt  Typical cracks  Not Visible  Vapor barrier present  Other

**Seismic bolts**

None visible  Appear satisfactory  Recommend evaluation

**Drainage**

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

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

**Ventilation**

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

Perimeter Vents

**Girders/Beams/Columns**

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

**Joists**

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

**Subfloor**

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

**Insulation**

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

**Vapor barrier**

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

**Crawlspace General Comments:****Major Concern:**

Several original concrete columns were installed in the wrong locations in the crawlspace for floor beams and wood post were installed offset afterwards; some wood support posts have concrete foundations installed on top of the soil;

**Maintenance:**

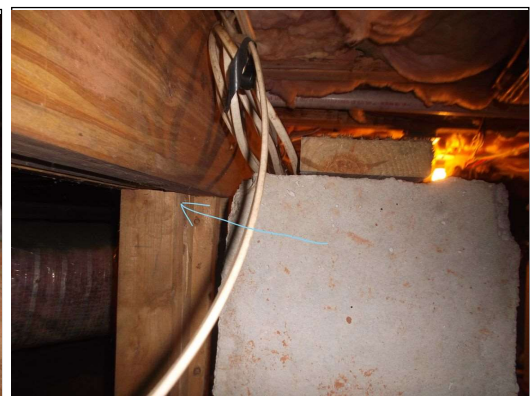
Concrete debris (bags of concrete) remain in the crawlspace; missing moisture barrier at several areas in the crawlspace;

**Crawlspace Pictures**

Concrete debris throughout crawlspace



Foundation supports installed on top of soil



Original concrete columns in wrong place



Wood posts alternates placed for masonry

### 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.