

# PROPERTY INSPECTION REPORT



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



203 Saint Nicholas Cir. Sandy Springs, GA. 30327

**Inspection Date:**

Mar 10, 2021

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

Dr. Sergey Voskin

**Prepared By:**

PPREI Company

**Report Number:**

1599

**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

**Approximate Age:** 2002  
**Style:** Single Family  
**Main Entrance Faces:** South  
**State of Occupancy:** Vacant  
**Weather Conditions:** Sunny  
**Recent Rain:** No  
**Ground Cover:** Wet  
**Temperature:** 72

### THE HOUSE IN PERSPECTIVE

Well Built / Lacking 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.

Please see the separate photo folder for any additional pictures of conditions.

## Major Concerns

### Grounds

Missing grout or cement and gaskets at pool side coping and joints; pool side masonry deck slopes to the pool coping at some areas can cause soil erosion under pool and area; there is water seeping from the retaining wall at the rear yard (verify no leaks at pool or water intrusion at pool deck openings);

### Garage

The stone masonry is detaching from the wall at the left side of the main gates at the left gate hinges; there are settling cracks in the stone headers above the vehicle gates;

### Electrical

Electrical box at the front water fall is missing box cover and conduit detached from the outlet box; outlets tested open ground at 1st floor master bed wall cabinets;

### Plumbing

Copper and steel water pipe join above the water heaters without dielectric fittings can cause corrosion at pipe joints; could not locate a sediment trap in the gas pipe leading to the pool water heater at the rear yard (verify);

### Laundry

The laundry room floor slopes toward the sink;

### Room2

1st Level: Floor system settling where the kitchen, bar room and dining room floors join at the common hall to these areas;

### Bathroom6

2nd Floor Master Bath; This bathroom mirrors master bath below, just different design elements. The floor system is settling towards the sink wall in same place the same way. This type of floor system settling may originate at basement level, basement wall framing or main floor level. In most cases this condition is not major issue if common settling or wall framing too short or basement floor settled. However, missing wall or support is a major concern

### Basement

Mold and water intrusion to the sub floor seen from in the crawlspace (appears to be under kitchen or laundry area). There are dry water stains and damp foundation wall areas at the courtyard and rear side of the crawlspace (verify cause of any water intrusion and correct to prevent a damp basement and crawlspace); rat droppings on basement utility room floor;

## Potential Safety Hazards

### Grounds

Gate on the left side of the house for the pool has a defective lock;

### Garage

Step up from the garage to the house door is more than 7 inches and can be a trip hazard for some people;

### Laundry

Extension cord used inside the sink cabinet;

### Room1

Sunroom: Electrical outlets in sunroom floor are not water proof;

### Bathroom6

The step up to the jacuzzi tub is too high and is a safety hazard and a fall hazard (stairs in bath shall have a 7 inch rise)

### Interior

Attic: Could not verify ceiling recessed lights were rated IC insulation contact (insulation contacting recessed lights);

## Items to Monitor

### Grounds

Retaining walls have cracks at front yard fountain and right side of house at stairs & side of wall; settling cracks in retaining wall at stairs to basement ground level at right side of yard; fountain at front of garage was not operational; there is a ejection pit, septic pit or ground water receptor in the ground at basement level that has a control panel on the basement exterior wall (verify if a septic tank with a ejection pump);

### Exterior

Settling cracks in front masonry veneer at the left side of the house at the 2nd floor window seal and above the window at the stone header; it is advised to verify downspouts pouring into underground drain pipes are not discharging water into the soils near the front foundation;

## Plumbing

There are two water meters at the street (one lid could be open and the second meter lid could not be opened); no water at the hose faucet at the left side of the house near the AC units; there is a pit and a ejection pump system at the yard on the right side of the house at the basement (verify if there is a septic tank in the ground or any flood issues).

## Heating

It is advised to have a certified HVAC tech check furnaces with rust in the controls area fr any defects or maintenance conditions;

## Room2

1st Level: Floor system settling where the kitchen, bar room and dining room floors join at the common hall to these areas; kitchen-galley floor rise towards the fireplace and slopes to the exterior wall; foyer floor minor sagging near the front stairs to the 2nd level; dead cock roaches noted at some areas.

## Bathroom6

2nd Floor Master Bath; This bathroom mirrors master bath below, just different design elements. The floor system is settling towards the sink wall in same place the same way. These areas appears to be over the right side of the house. The type of floor joists used in this construction are called floor trusses. It has been found that these floor joist can sag and move.

## Interior

There are dry water stains and water rust stains on the air duct and in the furnace drain pan on the right of the left furnace in the attic (verify there are no roof leaks, condensate leaks...

## Maintenance

## Grounds

Water in soil at bottom of rear retaining wall area; cracks in front fountain and wall shall be filled; could not see any drain holes at front yard retaining wall; Poor soil slope away from right side of the house near the AC area and right side near rear; poor soil slope away from the foundation at front of home at right corner area; courtyard driveway slopes to house near the entry; stucco detaching from retaining wall at the right side yard stairs.

## Exterior

Settling cracks at front stairs 1st step, cracks in brick at front and rear near cook house, animal hole in fascia board seen from front bed window on right side of house; masonry veneer need pressure wash some areas; cannot verify weep holes at all locations in brick; brick contact soil some areas (can cause water intrusion & damage to mortar & brick); missing mortar at some stone headers at front; some front doors have water damage at bottoms.

## Roof

Roof slates need pressure wash; there is a missing shingle at the front above the main entry area; there is a loose or defective shingle above the courtyard roof ridge seen from the front yard; the roof appears to have had repairs at the rear in the past (shingles different colors);

## Garage

Rear exterior door frames have water damage filled with caulk and putty and painted over; rear door thresholds missing caulk bead where the threshold rest on the stone seal below (air can get under thresholds); there is a settling crack in the stone header at the main front entry to the coach area.

## Electrical

Electrical outlet below main disconnects at right side of property was not energized; rear exterior outlet at dining door to patio could not be reset after tripping; exterior outlet at basement patio loose in wall; the exterior outlet at cook out area is not GFCI protected; missing bead of caulk over tops of electrical disconnect boxes where they are attached to the brick veneer and at front light. (water can get in holes in wall)

## Plumbing

Water meter had a slow turn when inspected (shows drip or very slow leak somewhere in the system (basement ice maker was pouring water into the tray over and over); exposed water pipe at the front of the house on the left side can freeze; water heater drain pipes lay on the basement floor without protection can be damaged; verify the expansion tank above water heater is not resting on water pipe; several hose faucets leak at handles.

## Heating

One furnace is older than all the rest and may be nearing end of use (rust inside Carrier furnace in attic); one Lennox furnace has rust inside; there is rust in the drain pan and on the air duct in the attic at the left furnace;

## Cooling

Refrigerant line insulation deteriorated & damaged at exterior where they enter wall on the right side of house; one AC unit (Carrier) appears original at the right side of house and may be in last years of good use; there are rust stains in the furnace drain pan and water stains on attic floor at the furnace at the left side of attic; missing refrigerant line insulation above the furnace in the finished utility room; Have all HVACs checked and serviced for maintenance.

## Kitchen

Stove exhaust fan terminal door stuck open at the courtyard side of the house; electrical wire conduit detached from the bottom of the disposal is a safety hazard; dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe in the island sink cabinet (verify both dishwasher drain pipes are high looped or have airgap in drain pipe); the kitchen floor has popping or squeaks near the front of the island.

## Laundry

There is no washer drain pan and drain pipe installed in the laundry room; slight water damage at the sink cabinet floor; the left wall cabinet door rub when closing and opening.



### Room2

1st Level: Front door has damaged weather strip on the threshold and slight daylight between front doors; front door threshold not fully supported; exterior door to cookout area lock strike offset and bumps when closing door; broken light switch plate at the foyer; exterior door to the courtyard bump door frame when closing; some receptacle plates broken; some exterior door locks bump door frames;

### Room4

2nd Level: Missing latch at the top of hall closet double doors; there are no latches at the attic crawlspace doors in the bedroom closet; 2nd level master bed floor popping and rises coming in the main door towards center of room; verify if there are stains on walls or faux paint at cabinets on wall at either side of fireplace; can see a hole in the fascia board from the front bedroom at the 2nd level;

### Room5

Basement: basement bed air vent detached from the wall; could not shut off basement ceiling fan; basement patio ceiling fan frozen (not rotating); rat droppings on utility room floor; dead cock roaches noted few areas; bedroom light did not illuminate; couple of light bulbs did not illuminate at the basement ceiling; main light switch loose in the wall; sink bar outlet could not be reset; icemaker kept running water through tray during inspection;

### Bathroom1

2nd 1/2 bath has very low water flow at the sink faucet;

### Bathroom3

Front Bed Right Side: Tub stopper not in place, sink stopper restrictive when pulling handle, loose sink faucet handles;

### Bathroom5

1st Floor Master Bath: Floor slopes to the sink cabinet and wall (same area on other side of wall sinks); cracks in the shower grout, pipes hammer at the tub when water shut on and off; could not start jacuzzi jet system; left sink cabinet bump when opening and closing;

### Bathroom6

2nd Floor Master Bath; Jacuzzi motor has excessive hum when operating; exhaust port dusty; sink stoppers defective; tub stopper defective; cracks in tile grout;

### Interior

Attic: Only found a single attic exhaust fan in the attic may or may not be enough exhaust in the hot season; some insulation bats are detached or loose room ceiling and at side wall at 2nd floor sitting area; some attic insulation compressed; dry water stains on some roof rafters over the stair entry and towards the front of the attic on the right when entering from the stairs; the 1st floor bar sink faucet had low water flow;

### Crawlspace

The moisture barrier is loose, defective and not covering all soil. The soil in the crawlspace is damp. There are dry water stains in the walls at the courtyard side of the crawlspace. The foundation wall is damp at the bottom and inside corner at the courtyard side of the crawlspace. Can see water damage and mold under the floor system near the kitchen area. Could not locate proper crawlspace ventilation in the foundation walls at the time of the inspection.

# 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:**

Missing grout or cement and gaskets at the pool side coping and joints; pool side masonry deck slopes to the pool coping at some areas can cause soil erosion under pool and area; there is water seeping from the retaining wall at the rear yard (verify no leaks at pool or water intrusion at pool deck openings);

**Safety Hazard:**

Gate on the left side of the house for the pool has a defective lock;

**Item to Monitor:**

Retaining walls have cracks at front yard fountain and right side of house at stairs & side of wall; settling cracks in retaining wall at stairs to the basement ground level at the right side of the yard; fountain at the front of the garage was not operational; there is a ejection pit, septic pit or ground water receptor at the ground at the basement level that has a control panel on the basement exterior wall (verify if this is a septic tank with a ejection pump);

**Maintenance:**

Water in soil at the bottom of rear retaining wall area; cracks in front fountain and wall shall be filled; could not see any drain holes at front yard retaining wall; Poor soil slope away from the right side of the house near the AC area and right side near rear; poor soil slope away from the foundation at the front of the home at the right corner area; courtyard driveway slopes to the house near the entry; stucco detaching from retaining wall at the right side yard stairs;

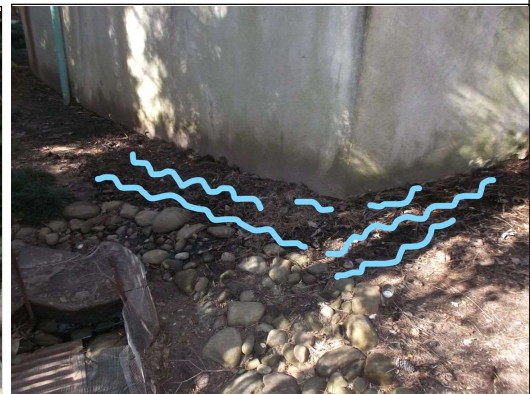
**Grounds Pictures**



Movement cracks at the front yard wall



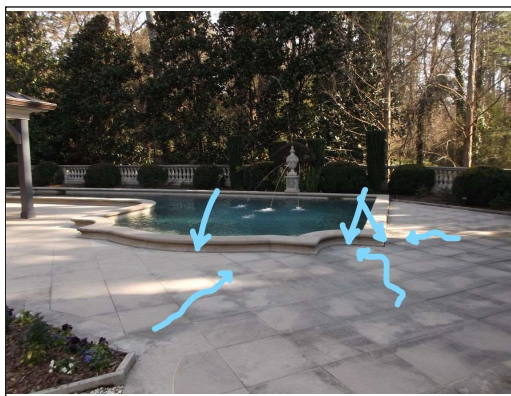
Soil slopes to foundation right side of house



Water seeping out ground below pool wall



Movement crack and loose stucco



Deck slopes to pool, missing gaskets, mortar



Movement cracks at basement stairs

## Exterior

### Chimney(s)

- Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars  
**Chase**  Brick  Stone  Metal  Blocks  Framed  
**Flue**  Tile  Metal  Unlined  Not Visible  
**Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair **Rain Cap/Spark Arrestor**  Yes  No

### Gutters/Scuppers/Eavestrough

- Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum **Leaking**  Corners  Joints  Hole in main run  
**Extension needed**  North  South  East  West  
**Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair  Needs cleaning

### Siding

- Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  Wood  Asphalt  Metal/Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/Painting

### Trim

- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Other  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/Painting  Damaged wood

### Fascia

- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Other  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/Painting  Damaged wood

### Caulking

- Condition**  Satisfactory  Marginal  Poor  Recommend around windows/doors/masonry ledges/corners/utility penetrations

### Windows

- Material**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad **Screens**  Not Installed  Glazing Compound/Caulk needed  
**Condition**  Satisfactory  Marginal  Poor  Failed/Fogged Insulated Glass  Wood rot  Recommend Repair/Painting

### Slab-On-Grade/Foundation

- Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible  Other  
**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:** Satisfactory **Door condition:** Satisfactory  
**Rear door** **Weatherstripping:** Satisfactory **Door condition:** Satisfactory  
**Other door** **Weatherstripping:** Satisfactory **Door condition:** Satisfactory  
**Other** Some exterior doors have water damage at the bottom of the door frames filled with caulk and putty;

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

**Unit #1** **Location** Exterior  
**Brand:** Lennox **Model #:** NA **Approx Age:** 4+

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No  Improperly sized fuses/breakers  
 Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps):  
**Level**  Yes  No  Recommend re-level unit **Improper Clearance (air flow)**  Yes  No **Insulation**  Yes  No  Replace  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted **Improper Clearance (air flow)**  Yes  No

**Exterior General Comments:**

**Item to Monitor:**

Settling cracks in front masonry veneer at the left side of the house at the 2nd floor window seal and above the window at the stone header; it is advised to verify downspouts pouring into underground drain pipes are not discharging water into the soils near the front foundation;

**Maintenance:**

Settling cracks at front stairs 1st step, cracks in brick at front and rear near the cook house, animal hole in fascia board seen from front bedroom window on right side of house; masonry veneer need pressure wash some areas; cannot verify weep holes are at all locations in brick; brick contact soil at some areas (can cause water intrusion & damage to mortar and brick; missing mortar at some stone headers at front; some front doors have water damage at bottoms;



## Exterior Pictures



Settling crack across the bottom step joint



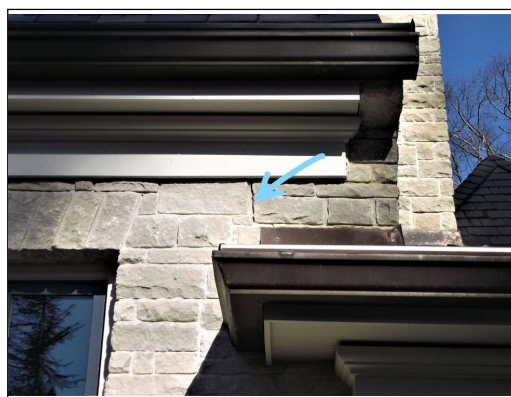
Settling crack at front left window



Settling crack at window masonry seal



Water damage painted at front doors



Settling crack at corner of house at cook out



Missing weep holes in veneer several 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 Steep   
 Layers 1   
 Age 2002   
 Location South   
 Style Gable   
 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

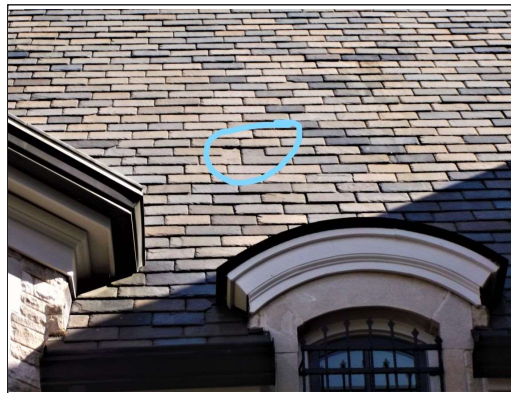
- Condition**   
 Satisfactory   
 Marginal   
 Poor   
 Not Visible   
 Not Present

**Roof General Comments:****Maintenance:**

Roof slates need pressure wash; there is a missing shingle at the front above the main entry area; there is a loose or defective shingle above the courtyard roof ridge seen from the front yard; the roof appears to have had repairs at the rear in the past (shingles different colors);

**Roof Pictures**

Shingles need wash, vent pipes need paint



Missing shingle at front roof



Detaching or loose shingle at front ridge

**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

**Garage/Carport General Comments:**

**Major Concern:**

The stone masonry is detaching from the wall at the left side of the main gates at the left gate hinges; there are settling cracks in the stone headers above the vehicle gates;

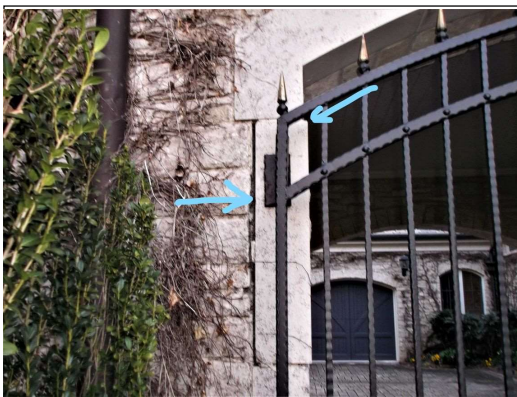
**Safety Hazard:**

Step up from the garage to the house door is more than 7 inches and can be a trip hazard for some people;

**Maintenance:**

Could not locate a remote control or switch that opens the main vehicle gates at the front of the garage area; there is a split in the ridge shingles at the front garage entry; vehicle door frames contact concrete floor (can absorb water, termites and cause rot); there is slight rot at the bottoms of the vehicle door frames at some doors; the masonry wall at the garbage cans is rotating away from the building; courtyard slopes towards the flower bed at house;

**Garage/Carport Pictures**



Masonry detaching at left side of vehicle gate



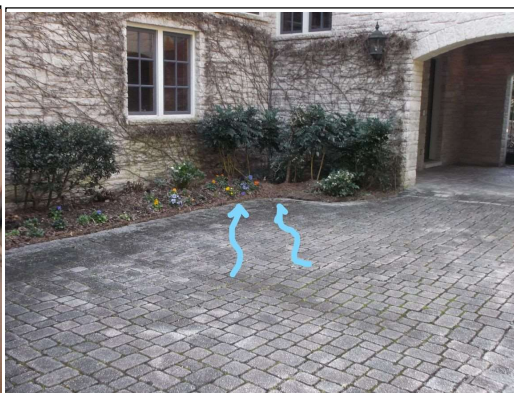
Wall detaching at side of house



Freeze board gap at brick needs filler



Step up from garage is a trip hazard (high)



Courtyard driveway slopes to the house



Split in slate shingle above garage gable

## Garage/Carport - 2

### 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:** 2,002 **Approx. layers:** 1 **Type** Slates

### Gutters/Eavestrough

**Condition**  Same as house  Satisfactory  Marginal  Poor

### Siding

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

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/replace  Recommend painting

### Trim

**Material**  Same as house  Wood  Aluminum  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/replace  Recommend painting

### Floor

**Material**  Concrete  Gravel  Asphalt  Dirt  Other

**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  Safety hazard

**Burners less than 18" above floor**  Yes  No  N/A

### Sill Plates

**Condition**  Not Visible  Floor level  Elevated  Rotted/Damaged  Recommend repair

### Overhead Door(s)

**Material**  Wood  Fiberglass  Masonite  Metal  Composite  Recommend repair

**Condition** 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:**

**Maintenance:**

Rear exterior door frames have water damage filled with caulk and putty and painted over; rear door thresholds missing caulk bead where the threshold rest on the stone seal below (air can get under thresholds); there is a settling crack in the stone header at the main front entry to the coach area;

### Garage/Carport Pictures



Missing caulk at threshold on masonry



Water damage at rear door frames



Water damage at rear door frames



Settling crack at masonry header

# 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:

Electrical box at the front water fall is missing box cover and conduit detached from the outlet box; outlets tested open ground at 1st floor master bed wall cabinets;

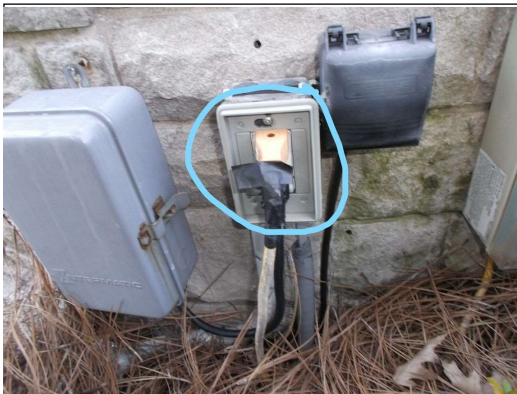
### Safety Hazard:

Could not verify ceiling lights seen from the attic are IC rated (insulation contact); there is a hole or knock out opening in the top of the left distribution panel at the basement that should be plugged or closed (can let sparks escape);

### Maintenance:

Electrical outlet below the main exterior disconnect panel at the right side of the property was not energized; rear exterior outlet at the dining door to the patio could not be reset after tripping; exterior outlet at the basement patio is loose in the wall; the exterior outlet at the cook out area is not GFCI protected; missing bead of caulk over the tops of electrical disconnect boxes where they are attached to the brick veneer and at front light; (water can get in holes in wall)

## Electrical Pictures



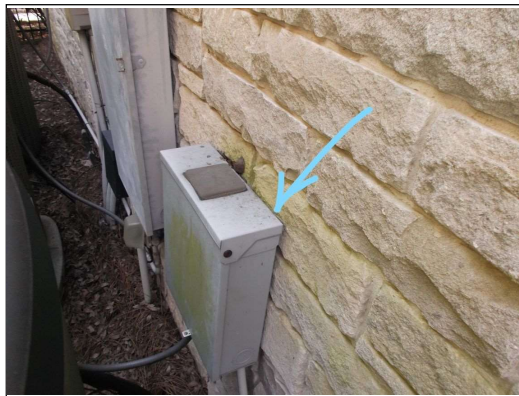
Missing box cover & conduit detached below



Outlets tested open ground master bed



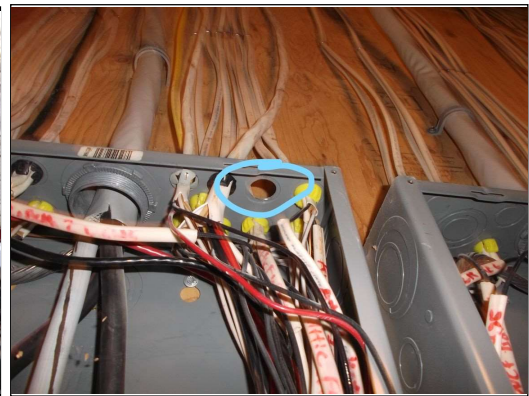
Verify ceiling lights are rated insulate contact



Missing bead of caulk across top of boxes



Outlet not energized below panel box



Hole in top of left distribution box

## Plumbing

### Water service

**Main shut-off location:** 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:** AO Smith

**Capacity:** 58X2

**Approx. age:** 2014

**Type**  Gas  Electric  Oil  LP  Other

**Combustion air venting present**  N/A  Yes  No

**Seismic restraints needed**  N/A  Yes  No

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

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

**Condition**  Satisfactory  Marginal  Poor



**Plumbing General Comments:**

**Major Concern:**

Copper and steel water pipe join above the water heaters without dielectric fittings can cause corrosion at pipe joints; could not locate a sediment trap in the gas pipe leading to the pool water heater at the rear yard (verify);

**Item to Monitor:**

There are two water meters at the street (one lid could be open and the second meter lid could not be opened); no water at the hose faucet at the left side of the house near the AC units; there is a pit and a ejection pump system at the yard on the right side of the house at the basement (verify if there is a septic tank in the ground or any flood issues);

**Maintenance:**

Water meter had a slow turn when inspected (shows drip or very slow leak somewhere in the system (basement ice maker was pouring water into the tray over and over); exposed water pipe at the front of the house on the left side can freeze; water heater drain pipes lay on the basement floor without protection can be damaged; verify the expansion tank above water heater is not resting on water pipe; several hose faucets leaks at handles;

### Plumbing Pictures



Meter had a slow turn when checked



Hose faucet pipe too far out wall



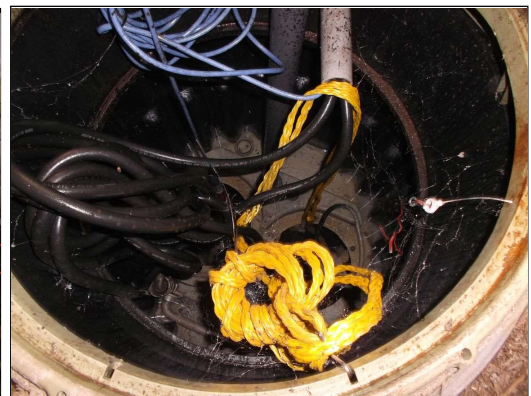
Copper & steel pipe join above water heaters



Drain pipes on floor can be damaged



Ejection/septic controls at basement ground?



Ejection pit in ground right side of house?

## Heating

Remove

Heating system



<b>Unit #1</b>	Brand name: 2 Lennox	Location: Basement
	System condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommended HVAC technician examine	Approx. age: 4+
<b>Unit #2</b>	Brand name: 4 Lennox Units	Location: Basement and Attic
	System condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommended HVAC technician examine	Approx. age: 4+
<b>Unit #3</b>	Brand name: 1 Carrier	Location: Attic
	System condition: <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 10+?

**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:**

**Item to Monitor:**  
It is advised to have a certified HVAC tech check furnaces with rust in the controls area fr any defects or maintenance conditions;

**Maintenance:**  
One furnace is older than all the rest and may be nearing end of use (rust inside Carrier furnace in attic); one Lennox furnace has rust inside; there is rust in the drain pan and on the air duct in the attic at the left furnace;

## Heating Pictures





Rust in furnace at basement



One older furnace in attic

## Cooling System

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

Brand Name: 6 Lennox Units Location: Exterior at Sides of House Approx. age: 4+  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

### Heat Pump - A/C Unit #2

Brand Name: Carrier Location: Right Side of House Approx. age: 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

Comments The Carrier AC system appears original to house or older system

### Cooling General Comments:

#### Maintenance:

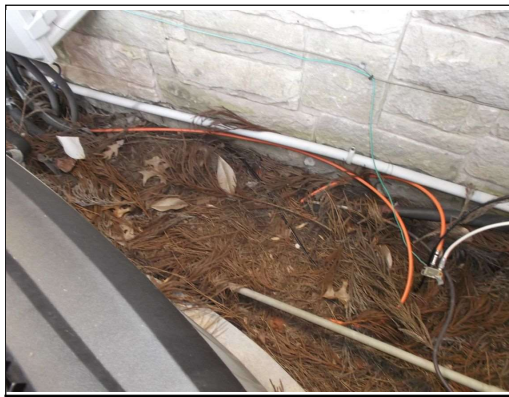
Refrigerant line insulation deteriorated & damaged at exterior where they enter wall on the right side of house; one AC unit (Carrier) appears original at the right side of house and may be in last years of good use; there are rust stains in the furnace drain pan and water stains on attic floor at the furnace at the left side of attic; missing refrigerant line insulation above the furnace in the finished utility room; Have all HVACs checked and Serviced for maintenance;



## Cooling Pictures



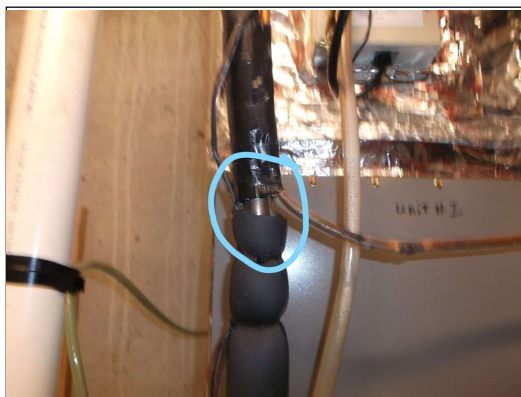
Missing, deteriorated refrigerant line insulatio



Refrigerant lines under the debris



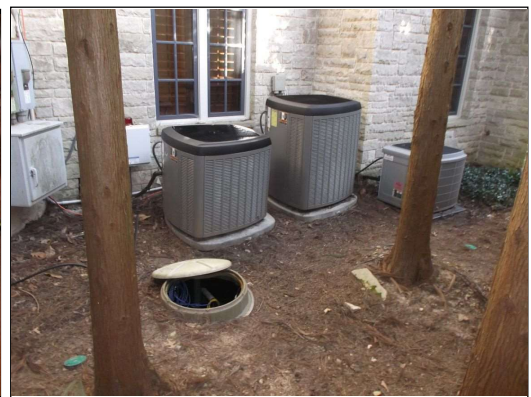
Rust stains in furnace pan at attic



Missing refrigerant line insulation



Dry water stains on attic floor at left furnace



The right small AC unit is older Carrier unit

## 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:**

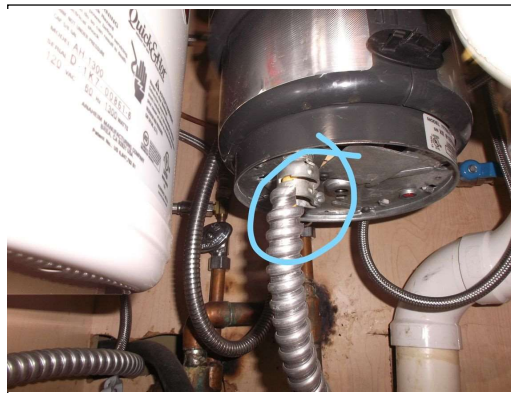
**Maintenance:**

Stove exhaust fan terminal door stuck open at the courtyard side of the house; electrical wire conduit detached from the bottom of the disposal is a safety hazard; dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe in the island sink cabinet (verify both dishwasher drain pipes are high looped or have airgap in drain pipe); the kitchen floor has popping or squeaks near the front of the island;

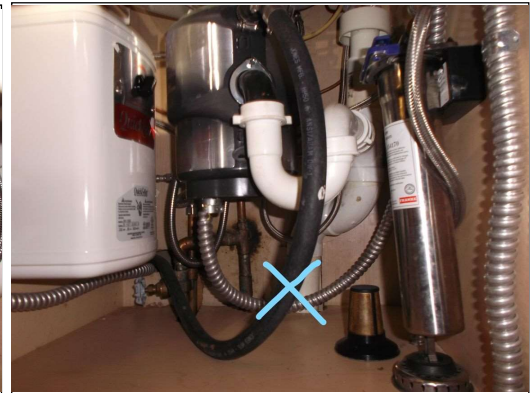
**Kitchen Pictures**



Kitchen exhaust fan terminal door open



Electrical conduit detached from disposal



Dishwasher drain pipe not high looped

**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:**

**Major Concern:**

The laundry room floor slopes towards the sink;

**Safety Hazard:**

Extension cord used inside the sink cabinet;

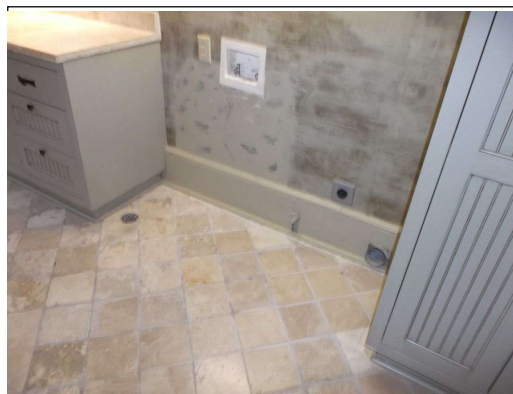
**Maintenance:**

There is no washer drain pan and drain pipe installed in the laundry room; slight water damage at the sink cabinet floor; the left wall cabinet door rub when closing and opening;

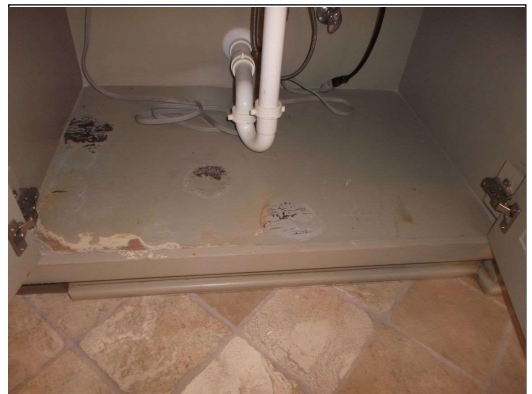
### Laundry Pictures



Laundry floor sinks at wash sink cabinet



No washer drain pan and pipe



Water damage in sink cabinet

# Rooms

**Location:** Main Level

**Type:** Sunroom

**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

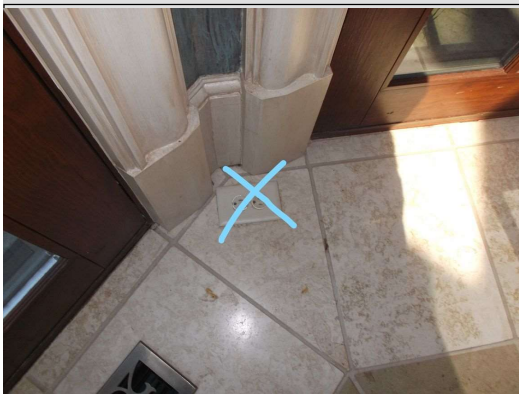
## Safety Hazard:

Sunroom: Electrical outlets in sunroom floor are not water proof;

## Item to Monitor:

Sunroom: There is a cracked glass in one of the skylight panels in sunroom; sunroom copper roof needs cleaning;

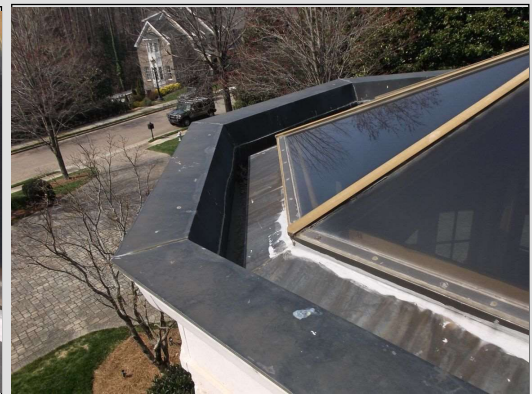
## Rooms Pictures



Outlets not water proof at sunroom



Cracked glass at skylight in sunroom



Sunroom copper roof needs cleaning

# Room 2

**Room**

**Location:** Main Level **Type:** Great Room Areas

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

**Moisture stains**     Yes     No    **Where:** \_\_\_\_\_

**Floor**     Satisfactory     Marginal     Poor     Squeaks     Slopes     Tripping hazard

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

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

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

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

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

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

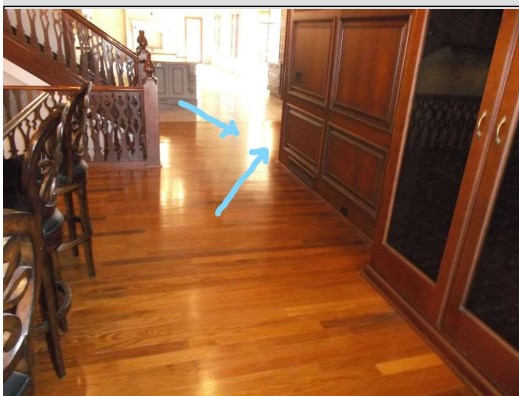
**Room 2 General Comments:**

**Major Concern:**  
 1st Level: Floor system settling where the kitchen, bar room and dining room floors join at the common hall to these areas;

**Item to Monitor:**  
 1st Level: Floor system settling where the kitchen, bar room and dining room floors join at the common hall to these areas; kitchen-galley floor rise towards the fireplace and slopes to the exterior wall; foyer floor minor sagging near the front stairs to the 2nd level; dead cock roaches noted at some areas;

**Maintenance:**  
 1st Level: Front door has damaged weather strip on the threshold and slight daylight between front doors; front door threshold not fully supported; exterior door to cookout area lock strike offset and bumps when closing door; broken light switch plate at the foyer; exterior door to the courtyard bump door frame when closing; some receptacle plates broken; some exterior door locks bump door frames;

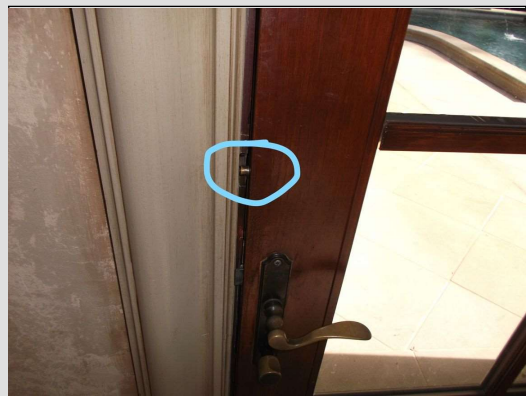
## Room2 Pictures



Kitchen, bar room, dining floor slope to hall



Front door weather strip damaged



Door lock to cook out area bump door frame



# Room 3

## Room

**Location:** Main Level

**Type:** Master Bedroom

### Walls & Ceiling

Satisfactory  Marginal  Poor  Typical cracks  Damage

### Moisture stains

Yes  No **Where:** \_\_\_\_\_

### Floor

Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

### Electrical

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

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

### 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

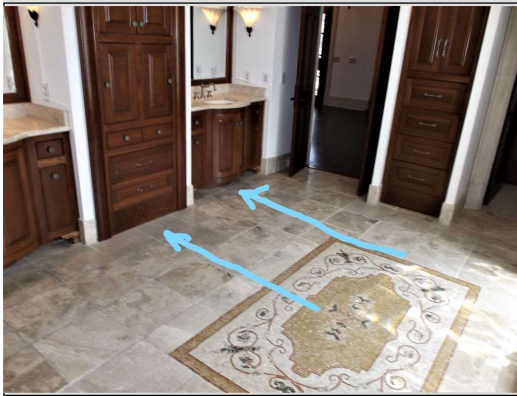
### Ceiling fan

N/A  Satisfactory  Marginal  Poor  Recommend repair/replace

### Major Concern:

1st Level: Floor system slopes to the master bathroom from the master bedroom and from the large closet room area towards the master bath on the level; verify where is the light switch for the master bed chandelier;

## Room3 Pictures



1st lvl. master floor slopes to bath and in bath

# Room 4

## Room

**Location:** 2nd Level

**Type:** Bedrooms, Halls, Common Areas...

### Walls & Ceiling

Satisfactory  Marginal  Poor  Typical cracks  Damage

### Moisture stains

Yes  No **Where:** Walls at master bed???

### 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 4 General Comments:

### Maintenance:

2nd Level: Missing latch at the top of hall closet double doors; there are no latches at the attic crawlspace doors in the bedroom closet; 2nd level master bed floor popping and rises coming in the main door towards center of room; verify if there are stains on walls or faux paint at cabinets on wall at either side of fireplace; can see a hole in the fascia board from the front bedroom at the 2nd level;

## Room4 Pictures



Verify stains are faux paint or not



Outlets tested open ground at wall cabinets



Hole in fascia seen from front bed window

# Room 5

**Room**

**Location:** Basement **Type:** Rooms

**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

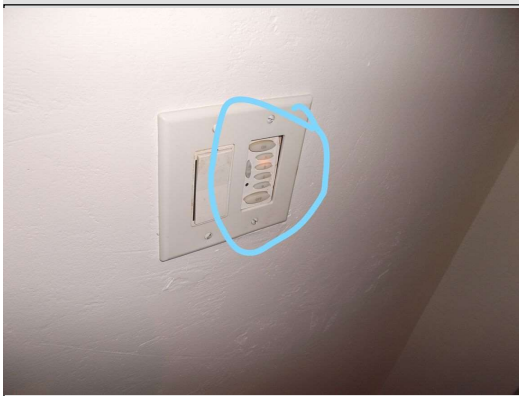
**Windows**     Satisfactory     Marginal     Poor     Cracked glass     Evidence of leaking insulated glass     Broken/Missing hardware

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

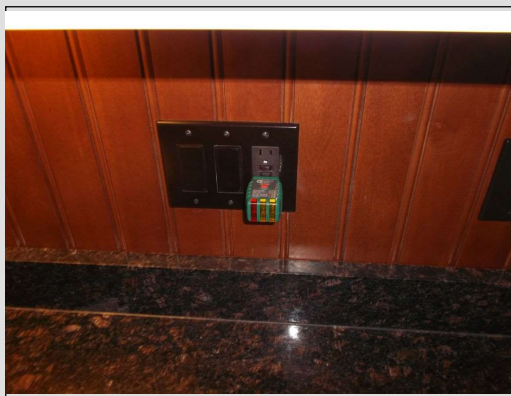
**Room 5 General Comments:**

**Maintenance:**  
 Basement: basement bed air vent detached from the wall; could not shut off basement ceiling fan; basement patio ceiling fan frozen (not rotating); rat droppings on utility room floor; dead cock roaches noted few areas; bedroom light did not illuminate; couple of light bulbs did not illuminate at the basement ceiling; main light switch loose in the wall; sink bar outlet could not be reset; icemaker kept running water through tray during inspection;

## Room5 Pictures



Light switch loose in the outlet box



Bar counter outlet could not be reset



Water kept flowing into the bar icemaker



# Bathroom 1

**Location:** 1st Floor **Type:** 1/2 bath X 2

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

**Tubs**  N/A

**Showers**  N/A

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

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

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

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

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

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

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

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

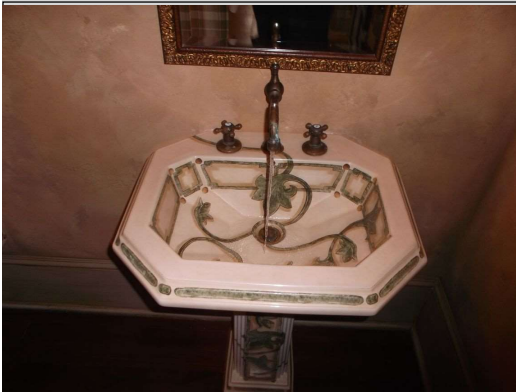
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 1 General Comments:

### Maintenance:

2nd 1/2 bath has very low water flow at the sink faucet;

## Bathroom1 Pictures



# Bathroom 2

**Location:** Left Bed Bath/Front Bed Bath **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

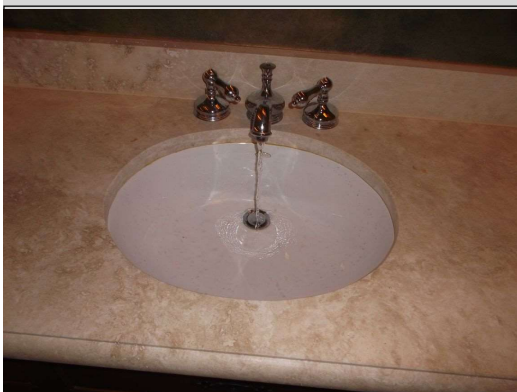
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 2 General Comments:

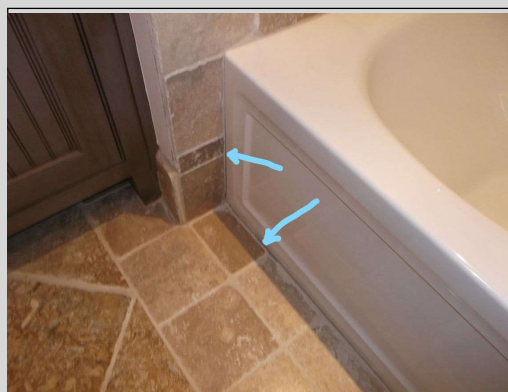
### Maintenance:

Left Bed Bath/Front Bed Bath: Left bed bath sink faucet has low water flow, could not switch on shower light in ceiling. Front bed bath tub faucet handle loose at cold side, cracks in grout at shower wall tiles and tiles near tub, bath floor has slight slope towards the entry door; front bed bath window glass over the tub is coming out of the window frame;

## Bathroom2 Pictures



Low water flow at front bed bath sink



Gaps at tile grout at tub



Leaded glass detached @ frt. bed bath window

# Bathroom 3

**Location:** Front Bed bath right side **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 3 General Comments:

### Maintenance:

Front Bed Right Side: Tub stopper not in place, sink stopper restrictive when pulling handle, loose sink faucet handles;



# Bathroom 4

**Location:** Basement Bath **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

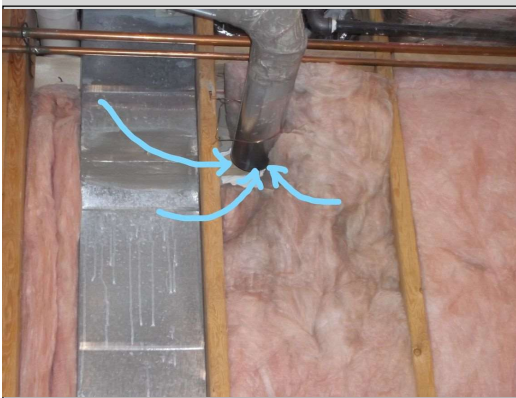
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 4 General Comments:

### Maintenance:

Basement bath exhaust fan duct pipe open in the utility room wall; toilet door lock not striking when door is closed;

## Bathroom4 Pictures



# Bathroom 5

**Location:** Master Bath 1st Floor **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

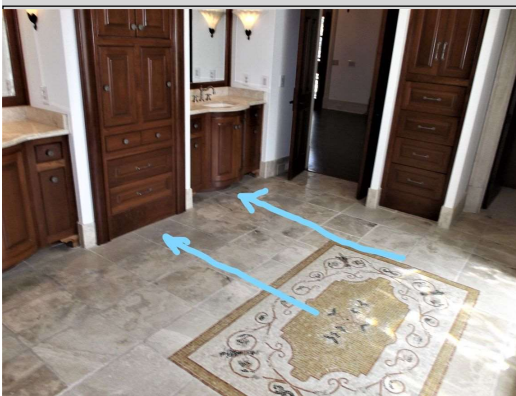
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

## Bathroom 5 General Comments:

### Maintenance:

1st Floor Master Bath: Floor slopes to the sink cabinet and wall (same area on other side of wall sinks); cracks in the shower grout, pipes hammer at the tub when water shut on and off; could not start jacuzzi jet system; left sink cabinet bump when opening and closing;

## Bathroom5 Pictures



Master floor slopes to sink wall



Cracks in shower tile grout



Loose tile in shower and defective grout

# Bathroom 6

**Location:** 2nd Level Master Bed **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 6 General Comments:

### Major Concern:

2nd Floor Master Bath; This bathroom mirrors master bath below, just different design elements. The floor system is settling towards the sink wall in same place the same way. This type of floor system settling may originate at basement level, basement wall framing or main floor level. In most cases this condition is not major issue if common settling or wall framing too short or basement floor settled. However, missing wall or support is a major concern.

### Safety Hazard:

The step up to the jacuzzi tub is too high and is a safety hazard and a fall hazard (stairs in bath shall have a 7 inch rise)

### Item to Monitor:

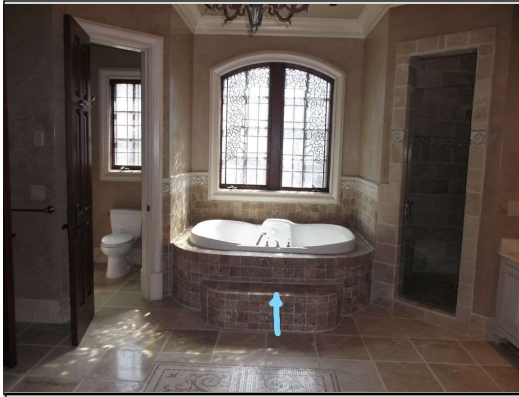
2nd Floor Master Bath; This bathroom mirrors master bath below, just different design elements. The floor system is settling towards the sink wall in same place the same way. These areas appears to be over the right side of the house. The type of floor joists used in this construction are called floor trusses. It has been found that these floor joist can sag and move.

### Maintenance:

2nd Floor Master Bath; Jacuzzi motor has excessive hum when operating; exhaust port dusty; sink stoppers defective; tub stopper defective; cracks in tile grout;



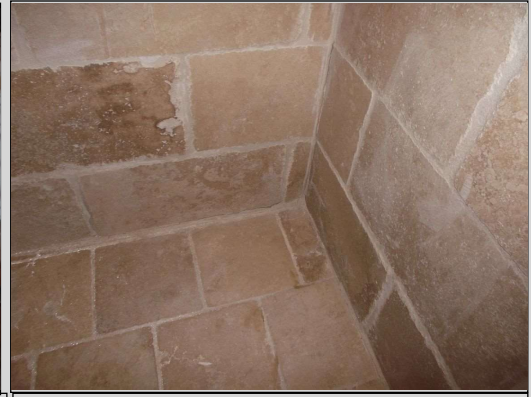
## Bathroom6 Pictures



Step up to tub too high



Floor slopes to sink wall



Cracks in tile grout

## 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 West**  **Movement apparent**

**Walls Comment:** Most of the foundation walls are covered

### 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:**

Mold and water intrusion to the sub floor seen from in the crawlspace (appears to be under kitchen or laundry area). There are dry water stains and damp foundation wall areas at the courtyard and rear side of the crawlspace (verify cause of any water intrusion and correct to prevent a damp basement and crawlspace); rat droppings on basement utility room floor;

**Basement Pictures**



Water damage to floor seen in crawlspace



Damp foundation wall and water stains



**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: 1st Floor and 2nd Floor

**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

**Comment:** Stairs popping at the foyer side of the home;

## 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:** 6 to 10 inches  Recommend baffles at eaves  Damaged  Displaced  Missing  Compressed

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

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation

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

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

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  Other \_\_\_\_\_

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

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



**Interior General Comments:**

**Safety Hazard:**

Attic: Could not verify ceiling recessed lights were rated IC insulation contact (insulation contacting recessed lights);

**Item to Monitor:**

There are dry water stains and water rust stains on the air duct and in the furnace drain pan on the right of the left furnace in the attic (verify there are no roof leaks, condensate leaks...

**Maintenance:**

Attic: Only found a single attic exhaust fan in the attic may or may not be enough exhaust in the hot season; some insulation bats are detached or loose room ceiling and at side wall at 2nd floor sitting area; some attic insulation compressed; dry water stains on some roof rafters over the stair entry and towards the front of the attic on the right when entering from the stairs; the 1st floor bar sink faucet had low water flow.

### Interior Pictures



One exhaust fan in attic roof



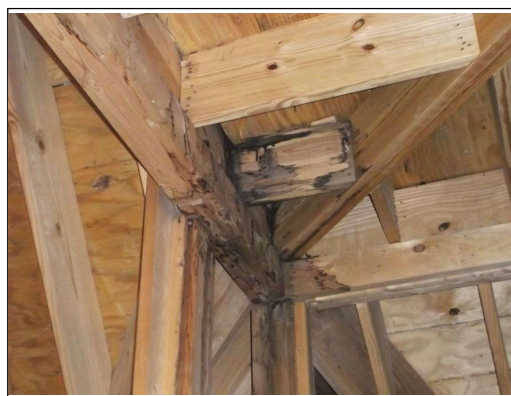
Missing insulation at keeping room wall (attic



Ceiling insulation detached



Dry water stains seen from the stairwell



Dry stains on roof rafter framing



Dry water stains right side of furnace

### Crawl Space

**Crawl space**

Full crawlspace

Interior hatch/door

**Conditioned (heated/cooled)**

Yes  No

**Access**

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

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

**Foundation walls**

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

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

**Floor**

Concrete  Gravel  Dirt  Typical cracks  Not Visible  Vapor barrier present  Other

**Seismic bolts**

None visible  Appear satisfactory  Recommend evaluation

**Drainage**

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

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

**Ventilation**

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

Perimeter Vents

**Girders/Beams/Columns**

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

**Joists**

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

**Subfloor**

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

**Insulation**

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

**Vapor barrier**

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

**Crawlspace General Comments:****Maintenance:**

The moisture barrier is loose, defective and not covering all soil. The soil in the crawlspace is damp. There are dry water stains in the walls at the courtyard side of the crawlspace. The foundation wall is damp at the bottom and inside corner at the courtyard side of the crawlspace. Can see water damage and mold under the floor system near the kitchen area. Could not locate proper crawlspace ventilation in the foundation walls at the time of the inspection.

## Crawlspace Pictures



Water stains and dampness at wall



Exposed soil several areas



damp soil under plastic

### 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.