

# PROPERTY INSPECTION REPORT



Paris Pressley REI Cell: 404-617-4973 Email: info@ppinspect.com Website: www.ppinspect.com



25 Rosemont Parkway, Covington, GA.

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**Inspection Date:**

Oct 26, 2021

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

Heather Trevor

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

Paris Pressley

**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. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## BUILDING DATA

<b>Approximate Age:</b>	2021
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Vacant
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	Yes
<b>Ground Cover:</b>	Wet
<b>Temperature:</b>	68

### THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

## Report Summary

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

## Major Concerns

### Grounds

The soil at the front yard near the street is water logged and soggy, water on top of the ground (verify no water leaks, underground water, or seepage underground). The right side yard and rear yard is very water logged and water ponds in the yard. If this home is on a septic tank system a water logged ground can cause the septic tank to malfunction under certain conditions.

### Plumbing

Excessive water in the soil at the rear yard. If there is a septic tank in the back yard soggy soil can cause the septic system to not function as intended. Excessive water in the ground at the front yard at the left side of the property line near the curb (verify no water leaks).

Water pressure tested 83 psi which would be too high (anything over 80 can cause damage to pipes, appliances and cause faucets to seep).

Where the water heater is located at the rear of the house attached to the exterior brick it can take a long time for the hot water to reach the baths and kitchen on the opposite side of the home and 2nd level. Water heaters are usually located inside of the house.

### Heating

Air vent registers are located in the ceiling at the great room which can cause cold areas near the great room floor when trying to heat the house in the coldest part of the winter season.

### Kitchen

Refrigerator and ovens location causes excessive walking to prepare meals.

### Bathroom3

Jack and Jill bath toilet installed to wrong way or too close to the shower glass. The shower door drags too much on the shower curb.

## Potential Safety Hazards

### Interior

The attic flooring has one sheet installed on top of the other near the stairs entry (can be a trip hazard).

## Maintenance

### Grounds

The driveway should be pressure washed after all work is completed. The driveway has excessive slope to the right at the right side entry. There is a broken section in the driveway at the street. The driveway has a small broken corner near the right side of the double car garage.

The rear concrete patio has been added onto at the rear end and on the sides (builder verify added sections were properly bonded to the original concrete slab and will not detach).

Poor soil slope away from the foundation at the rear of the house at the inside corner of the retaining wall. Cannot verify there is a perimeter drain pipe at the right retaining wall coming to daylight not drain holes in that wall.

The wood deck support posts are leaning to the left when looking at from the rear yard.

Debris, cement... in pinestraw and in soil at the front of the house.

### Exterior

Verify the brick color and mortar will match at the front on the right of the front porch and at the retaining wall backside on the right of the house. Brick Mortar in contact with the soil at the front and other areas can be damaged from excessive moisture,

Missing caulk around light fixtures at the front porch attached to the stone veneer. Window screens not installed.

There are no gutters on the house. Missing gutters can cause soil erosion, damp basement, mud on brick and differential foundation settling under certain conditions.

The metal fascia flashing at the gable birds mouth on the front of the garage appears to not be covering the bottom fascia metal (water can get into soffit).

The front door lock is defective and can see daylight when door is closed. The front door rubs the door frame when opening and closing.

### Garage

Contractor still doing drywall repairs and painting in both garages. The baseboards have been installed close to or on the concrete floor (can attract termites under certain conditions, should be at least a 1/4 inch air gap under most conditions).

Vehicle door openers not plugged into outlets (not operational).

Crack in driveway near the entry of the double car garage at the right side.

**Electrical**

Cannot see the top of the electrical system ground rod below the electrical meter at the side of the house. Missing clamps at the AC electrical conduit (not fastened to the brick near the ground or bottom. Furnace electrical conduit is not clamped to the wood stud in the attic (secured with a staple on the cable can cause damage). Screws secured too tight in the electrical distribution panel cover in the basement (could not extract some of the screws).

**Plumbing**

Water did not get hot during the inspection when faucets were tested.

**Heating**

The air return register grill on the wall in the great room to the right of the fireplace wall cabinet is bent or not properly flush to the wall.

**Kitchen**

Contractor's dust on cabinets, appliances, floors and counters. Refrigerator and oven missing. Some cabinet doors bump each other at the sink base cabinet and wall cabinets. Sink cabinet doors bump when closed. Some base cabinet doors poorly closing. Water did not get hot. Some doors not fully closing.

**Laundry**

Washer drain pan not fully installed at the time of the inspection.

**Room1**

Main Level: Contractors still finishing, sanding and painting at the time of the inspection. Contractors were not covering floors, kitchen cabinets and appliances while sheetrock finishing, sanding and painting. It is advised to have all flooring and carpets deep cleaned after all work is completed.

Front doors bump when closing and rub. Front door lock not striking plate when closed. Bed closet door knobs not installed.

Verify fireplace is operational. Contractors still finishing stairs.

**Room2**

Master bed: Can hear hum when standing in master bedroom. Master bed left door not closing properly and door latch not striking plate properly. closet door lock not latching. Fireplace not operational.

There is a cracked window glass at the rear wall of the master bedroom.

1st floor bedroom door veneer peeling at the bottom.

**Bathroom4**

Master bath sink cabinet top drawer missing hardware and tracks, cabinet doors take a long time to close.

Based on the master bath location and the water heater location on the opposite side of the house it can take a long time for hot water to reach a the faucets causing excessive water consumption.

**Basement**

There is a piece of wood nailed to the foundation wall at the front of the basement. Door rub door frame. Verify there is a termite shield under the stair stringers where they rest on the floor or wood is treated. Exterior door rubs door frame. There are dry water stains on the exterior wall sheathing at the patio corner may be caused by missing gutters. The door to the basement threshold can be a trip hazard.

# Grounds

**Service Walks**

- |                  |  |                                    |                                 |                                      |   |  |
|------------------|--|------------------------------------|---------------------------------|--------------------------------------|---|--|
| <b>Material</b>  | <input checked="" type="checkbox"/> Concrete     | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Gravel | <input type="checkbox"/> Brick       | <input type="checkbox"/> Other          |  |
| <b>Condition</b> | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal  | <input type="checkbox"/> Poor   | <input type="checkbox"/> Trip hazard | <input type="checkbox"/> Typical cracks | <input type="checkbox"/> 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:**

The soil at the front yard near the street is water logged and soggy, water on top of the ground (verify no water leaks, underground water, or seepage underground). The right side yard and rear yard is very water logged and water ponds in the yard. If this home is on a septic tank system a water logged ground can cause the septic tank to malfunction under certain conditions.

**Maintenance:**

The driveway should be pressure washed after all work is completed. The driveway has excessive slope to the right at the right side entry. There is a broken section in the driveway at the street. The driveway has a small broken corner near the right side of the double car garage.

The rear concrete patio has been added onto at the rear end and on the sides (builder verify added sections were properly bonded to the original concrete slab and will not detach).

Poor soil slope away from the foundation at the rear of the house at the inside corner of the retaining wall. Cannot verify there is a perimeter drain pipe at the right retaining wall coming to daylight not drain holes in that wall.

The wood deck support posts are leaning to the left when looking at from the rear yard.

Debris, cement... in pinestraw and in soil at the front of the house.

## Grounds Pictures



Driveway has excessive slope, dip to the right



Water in the ground at the rear yard



Broken section in driveway at the street



Poor soil slope out of inside corner



Deck and posts lean to the left



Patio appears to have been added onto

## 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  
**Comments** No gutters on the house can cause soil erosion and foundation settling under certain conditions.

### 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:**

**Exterior Door**

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

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

**Unit #1** **Location** Side of house  
**Brand:** Rheem X 2 **Model #:** General **Approx Age:** 2021  
**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:****Maintenance:**

Verify the brick color and mortar will match at the front on the right of the front porch and at the retaining wall backside on the right of the house. Brick Mortar in contact with the soil at the front and other areas can be damaged from excessive moisture,

Missing caulk around light fixtures at the front porch attached to the stone veneer. Window screens not installed.

There are no gutters on the house. Missing gutters can cause soil erosion, damp basement, mud on brick and differential foundation settling under certain conditions.

The metal fascia flashing at the gable birds mouth on the front of the garage appears to not be covering the bottom fascia metal (water can get into soffit).

The front door lock is defective and can see daylight when door is closed. The front door rubs the door frame when opening and closing.

## Exterior Pictures



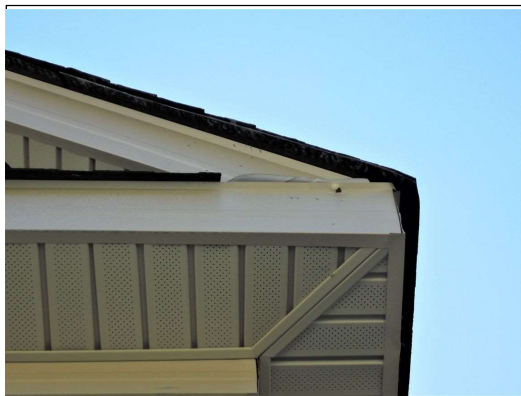
Verify brick color and mortar color



Missing caulk at light on stone wall



Verify fascia metal sheds water away



Verify fascia metal sheds water away



Soil contact mortar and brick



Verify mortar will dry same color

## 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 2021   
 Location North   
 Style Hip   
 Type Asphalt shingles

### Ventilation System

- Soffit   
  Ridge   
  Gable   
  Roof   
  Turbine   
  Powered   
  Other

### Flashing

- Material**   
  Not Visible   
  Galv/Alum   
  Asphalt   
  Copper   
  Foam   
  Rubber   
  Lead   
  Painted sheet metal
- Condition**   
 Satisfactory   
  Rusted   
  Missing   
  Separated from chimney/roof   
  Recommend Sealing

### Skylights

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

### Plumbing Vents

- Condition**   
  Satisfactory   
  Marginal   
  Poor   
  Not Visible   
  Not Present



**Roof General Comments:**

**Major Concern:**

Roof shingles appear to not be fully covering the stucco arch above the front entry wall.

**Maintenance:**

Pipe flashing appears to have been installed on top of the shingles and face nailed (can cause water intrusion over time, nails can extract and roof water can get under flashing and into nail holes). The metal fascia sections at the front garage roof gable appears to not be properly flashed over the bottom fascia piece (if not proper water can get into seam and into soffit).

### Roof Pictures



Shingles not covering top of stucco



Shingles not covering stucco



Metal fascia upper appears behind lower piece



Pipe flashing on top of shingles face nailed



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

**Roofing**

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

**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:**

Contractor still doing drywall repairs and painting in both garages. The baseboards have been installed close to or on the concrete floor (can attract termites under certain conditions, should be at least a 1/4 inch air gap under most conditions).

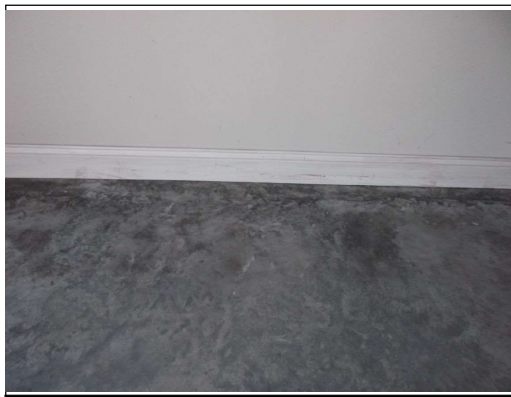
Vehicle door openers not plugged into outlets (not operational).

Crack in driveway near the entry of the double car garage at the right side.

## Garage/Carport Pictures



Still finishing and painting



Baseboard rest on the garage floor



Crack in driveway corner right side of entry

## 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:

#### Maintenance:

Cannot see the top of the electrical system ground rod below the electrical meter at the side of the house. Missing clamps at the AC electrical conduit (not fastened to the brick near the ground or bottom. Furnace electrical conduit is not clamped to the wood stud in the attic (secured with a staple on the cable can cause damage). Screws secured too tight in the electrical distribution panel cover in the basement (could not extract some of the screws).

## Electrical Pictures



Cannot see the electrical system ground rod



AC conduit not clamped to brick at lower area



Screws too tight in distribution panel cover



Electrical conduit not clamped to wood @ atti



Conduit not clamped to wood in attic

## Plumbing

### Water service

**Main shut-off location:** Could not locate water meter in the front yard

**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

**Well pump**

**Pressure gauge operable**  Yes  No

**Well pressure:**  Not Visible

**Water heater**

**Brand Name:** \_\_\_\_\_ **Capacity:** \_\_\_\_\_ **Approx. age:** \_\_\_\_\_

**Type**  Gas  Electric  Oil  LP  Other

**Combustion air venting present**  N/A  Yes  No **Seismic restraints needed**  N/A  Yes  No

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

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

**Condition**  Satisfactory  Marginal  Poor

**Plumbing General Comments:**

**Major Concern:**

Excessive water in the soil at the rear yard. If there is a septic tank in the back yard soggy soil can cause the septic system to not function as intended. Excessive water in the ground at the front yard at the left side of the property line near the curb (verify no water leaks).

Water pressure tested 83 psi which would be too high (anything over 80 can cause damage to pipes, appliances and cause faucets to seep).

Where the water heater is located at the rear of the house attached to the exterior brick it can take a long time for the hot water to reach the baths and kitchen on the opposite side of the home and 2nd level. Water heaters are usually located inside of the house.

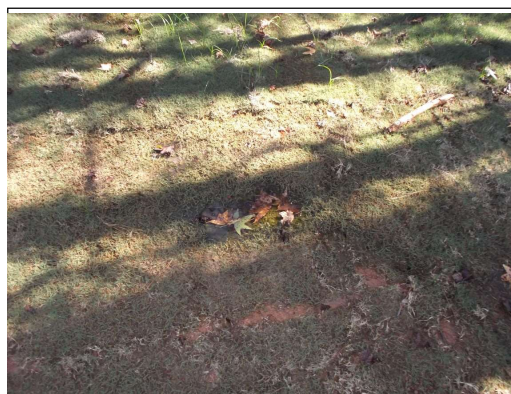
**Maintenance:**

Water did not get hot during the inspection when faucets were tested.

**Plumbing Pictures**



Water heater installed on the outside



Ground water logged at the rear yard



Water pressure over 80 psi



Excessive water in the ground at front yard

# Heating

Remove

## Heating system

**Unit #1** Brand name: Rheem X 2 Units

Location Attic

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 2021

**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:

### Major Concern:

Air vent registers are located in the ceiling at the great room which can cause cold areas near the great room floor when trying to heat the house in the coldest part of the winter season.

### Maintenance:

The air return register grill on the wall in the great room to the right of the fireplace wall cabinet is bent or not properly flush to the wall.

# Heating Pictures



## Cooling System

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

Brand Name: Rheem X 2 units      Location: Side of house      Approx. age: 2021       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: OK \_\_\_\_\_       Not operated due to exterior temperature

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

## 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**

<b>Disposal</b>	<input checked="" type="checkbox"/> N/A	<b>Operable:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Trash Compactor</b>	<input checked="" type="checkbox"/> N/A	<b>Operable:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Dishwasher</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Exhaust fan</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Refrigerator</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Oven</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	<b>Microwave</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range/Oven</b>	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			<b>Cooktop</b>	<input type="checkbox"/> N/A	<b>Operable:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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:**

**Major Concern:**

Refrigerator and ovens location causes excessive walking to prepare meals.

**Maintenance:**

Contractor's dust on cabinets, appliances, floors and counters. Refrigerator and oven missing. Some cabinet doors bump each other at the sink base cabinet and wall cabinets. Sink cabinet doors bump when closed. Some base cabinet doors poorly closing. Water did not get hot. Some doors not fully closing.

**Kitchen Pictures**



Refrigerator located away from stove & sink



Workers residue on cabinets, appliances



Doors soiled and bump





Doors bump



Doors not fully closing

# Laundry

## Laundry

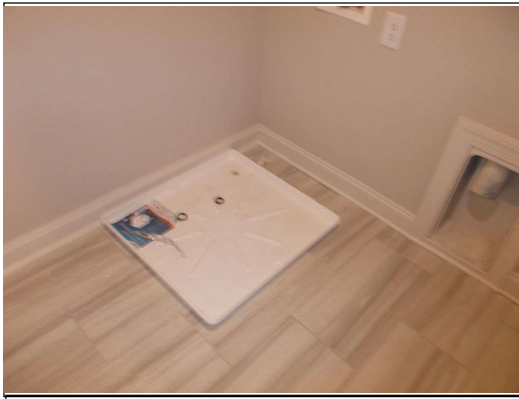
- Faucet leaks**  Yes  No **Pipes leak**  Yes  No  Not Visible **Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No **Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** **Open ground/reverse polarity:**  Yes  No  Safety Hazard  
**GFCI present**  Yes  No **Operable:**  Yes  No **Recommend GFCI Receptacles:**  Yes  No  
**Appliances**  Water heater  Furnace/Boiler **Washer:**  Yes  No **Dryer:**  Yes  No  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas Shut-off Valve:**  N/A  Yes  No  Cap needed  Safety Hazard  Not Visible

## Laundry General Comments:

### Maintenance:

Washer drain pan not fully installed at the time of the inspection.

# Laundry Pictures



Drain pan installation not completed

## Rooms

**Location:** Main Level

**Type:** Living, Greatroom, Dining, Foyer...

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

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

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

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

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

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

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

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

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

### Rooms General Comments:

#### Maintenance:

Main Level: Contractors still finishing, sanding and painting at the time of the inspection. Contractors were not covering floors, kitchen cabinets and appliances while sheetrock finishing, sanding and painting. It is advised to have all flooring and carpets deep cleaned after all work is completed.

Front doors bump when closing and rub. Front door lock not striking plate when closed. Bed closet door knobs not installed.

Verify fireplace is operational. Contractors still finishing stairs.

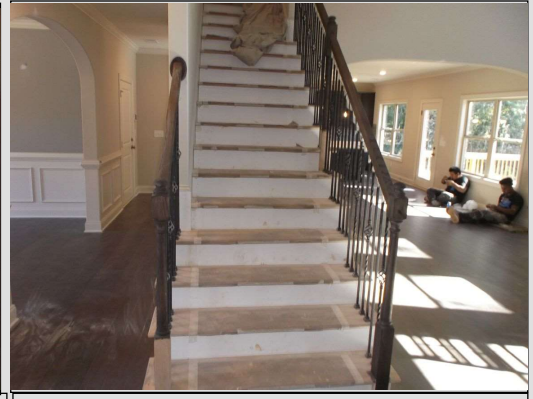
## Rooms Pictures



Still finishing and painting



Contractors still finishing and painting



Stairs not finished/dust on floors

## Room 2

### Room

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

**Type:** Bedrooms, Halls...

#### 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:

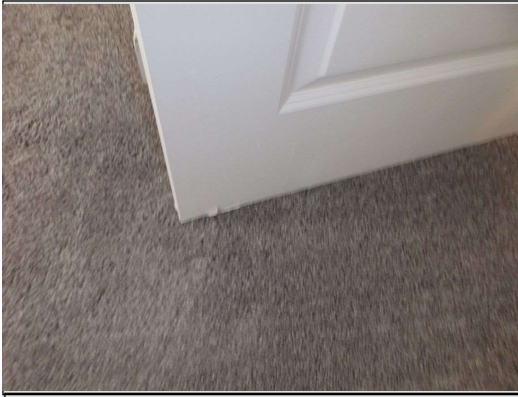
#### Maintenance:

Master bed: Can hear hum when standing in master bedroom. Master bed left door not closing properly and door latch not striking plate properly. closet door lock not latching. Fireplace not operational.

There is a cracked window glass at the rear wall of the master bedroom.

1st floor bedroom door veneer peeling at the bottom.

## Room2 Pictures



1st floor bedroom door veneer peals



Cracked glass at master bed rear window

## Bathroom 1

**Location:** 1st Floor **Type:** 3/4

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

**Tubs**  N/A

**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

**Location:** Front Bed bath **Type:** 3/4

**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

**Location:** Jack and Jill Bath **Type:** 3/4

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

**Tubs**  N/A

**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

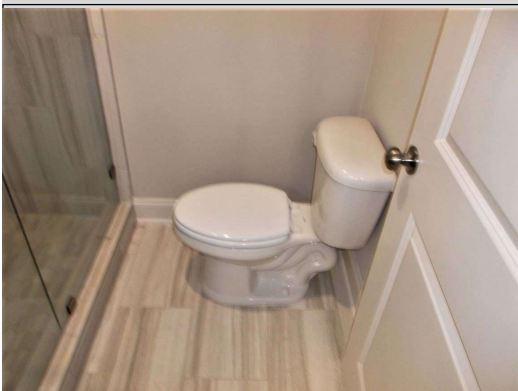
**Heat source present**  Yes  No **Exhaust fan**  Yes  No **Operable:**  Yes  No  Noisy

**Bathroom 3 General Comments:**

**Major Concern:**

Jack and Jill bath toilet installed to wrong way or too close to the shower glass. The shower door drags too much on the shower curb.

### Bathroom3 Pictures



Toilet too close to shower glass



Shower door drags too much on curb

## Bathroom 4

**Location:** Master 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:**

Master bath sink cabinet top drawer missing hardware and tracks, cabinet doors take a long time to close.

Based on the master bath location and the water heater location on the opposite side of the house it can take a long time for hot water to reach a the faucets causing excessive water consumption.

**Bathroom4 Pictures**

Defective drawer hardware at master

**Basement****Stairs**

**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair

**Handrail**  Yes  No **Condition**  Satisfactory  Loose  Handrail/Railing/Balusters recommended

**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

**Foundation**

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor

**Material**  ICF  Brick  Concrete block  Fieldstone  Poured concrete

**Horizontal cracks**

**Step cracks**

**Vertical cracks**

**Covered walls**

**Movement apparent**

**Walls Comment:** \_\_\_\_\_

**Floor**

**Material**  Concrete  Dirt/Gravel  Not Visible  Other \_\_\_\_\_

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

**Seismic bolts**  N/A  Not Visible  Appears Satisfactory  Recommend evaluation

**Drainage**

**Sump pump**  Yes  No  Working  Not Working  Needs cleaning  Pump not tested

**Floor drains**  Yes  No  Not visible  Drains not tested

**Girders/Beams**

**Condition**  Not visible  Satisfactory  Marginal  Poor

**Material**  Steel  Wood  Concrete  LVL  Not visible

**Columns**

**Condition**  Not visible  Satisfactory  Marginal  Poor

**Material**  Steel  Wood  Concrete  Block  Not visible

**Joists**

**Condition**  Not visible  Satisfactory  Marginal  Poor

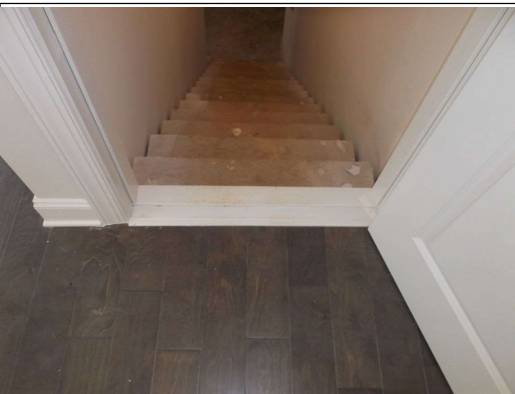
**Material**  Steel  Wood  Truss  Not visible  2x8  2x10  2x12  Engineered I-Type  Sagging/altered joists

**Sub floor**  N/A  Not Visible  Appears Satisfactory

**Basement General Comments:**

**Maintenance:**  
 There is a piece of wood nailed to the foundation wall at the front of the basement. Door rub door frame. Verify there is a termite shield under the stair stringers where they rest on the floor or wood is treated. Exterior door rubs door frame. There are dry water stains on the exterior wall sheathing at the patio corner may be caused by missing gutters. The door to the basement threshold can be a trip hazard.

**Basement Pictures**



Threshold can be a trip hazard.



Verify termite shield in place



Water stains on exterior sheathing





Wood nailed to foundation wall



Hole in exterior wall

## 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: Great Room and Master 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:** 9 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:**

The attic flooring has one sheet installed on top of the other near the stairs entry (can be a trip hazard).

## Interior Pictures



Attic floor layers are a trip hazard

## 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.

Thank You Very Much! If there are any questions about the inspection or the inspection report please let me know.

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

State of Georgia Licensed Residential Building & Home Improvement Contractor: Atlanta House Surgeons