

# PROPERTY INSPECTION REPORT



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6155 Redwine St. Norcross, GA.

**Inspection Date:**

Dec 30, 2020

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

William Braswell and Keith Williams

**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

<b>Approximate Age:</b>	2020
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Cloudy
<b>Recent Rain:</b>	No
<b>Ground Cover:</b>	Wet
<b>Temperature:</b>	56

## THE HOUSE IN PERSPECTIVE

[New Construction/Defective Components and Systems](#)

## 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

Wood deck bolted to the house through the brick veneer can cause damage to veneer, poorly bearing on the support posts at the brick wall and not enough posts for support at the brick veneer (extra posts would block garage vehicle entry; weak guard railing at the rear wood deck on left; builder verify wood deck railing is 42 inches high at all sides;

### Exterior

Soil contacts brick veneer and mortar at the front of the building can cause water damage; builder verify if control joints not needed in the brick veneer at the west side of the building; entry door to the roof threshold not fully supported; owners are asking that where bricks are removed to install flashing under windows, at the bottoms of all walls... the builder and brick masons place high priority to match brick color, brick patterns and mortar color match;

### Roof

Commercial roof covering has several patches at various areas, humps & debris under covering at various areas and some parapet flashing appears to not have enough caulk at seams and joists (builder verify); based on water intrusion at front coat closet exterior walls there is a roof leak at the area where the tarp has been placed (it is advised to have a professional commercial roof company to inspect roof); no floating floor on top of roof can cause damage;

### Room1

1st floor level has water intrusion at coat closet exterior and fire walls (verify if roof leak or scupper leaking above); builder is advised to check areas at the main level and 3rd level to verify no water intrusion or damage; some windows stuck shut;

### Room2

Main level great room floor system appears to slope to the exterior walls at the front and rear of this level (hump in floor system near the sofa); fireplace mantel does not project out far enough to deflect heat away from the upper wall and the TV (should be a 12 inch mantel projection to reduce the convective heat up to the TV);

## Potential Safety Hazards

### Electrical

Exterior receptacle at the front door did not trip when tested;

## Items to Monitor

### Exterior

Home owners have stated concerns that where bricks are removed to install flashing in veneer, replacement brick & mortar will match. I am advising builder & brick masons to take measures & precautions to select proper color matches of brick & mortar for proper match or so no one looking at the building will be able to readily see replacement areas. Be aware missing flashing shall be installed under windows, bottom of walls near the ground...

## Maintenance

### Grounds

Poor soil slope away from the front foundation on the left side of the front door; front walkway has been installed too high according to proper soil grade needed at the front of the building (6 inches first 10 feet); front hose faucet water pipe extends out of the brick veneer too far can freeze under certain conditions or if not protected in winter;

### Exterior

Defective paint at the front door roof cover fascia; downspout disconnected at the front of the building and needs proper extension away from the building; cannot see plastic flashing in the brick mortar under weep holes at many areas; vehicle door frame contact concrete can absorb water (needs air gap); missing drip cap flashing at wood trim on box window siding; flashing over window at the roof level room has a gap and poorly slopes away;

### Roof

Workers debris on metal roof coverings;

### Garage

Vehicle door frame contact concrete can absorb water and rot and attract termites (should be a air gap); vehicle door hardware and rollers need grease (squeaks); there is a opening in the foundation wall in the water heater closet where the waste pipe enters (shall be sealed closed);

### Electrical

AC conduit is not clamped to the exterior wall can be damaged; distribution panel box door not latching properly;

### Heating

House air blowing out around condensate holes in air handler; exhaust fan vacuum tube has sharp turn and can cause poor or defective

vacuum and sensing; vacuum fan condensate black drain pipe contact sharp metal at the furnace wall where it passes through the hole on the left side of the furnace; electrical wires contact the burner shield in the furnace on the right side; owner states a smell of moisture or condensate when HVAC system operating;

### Kitchen

Some cabinet doors not soft closing; there is excessive hole in the ceiling in the wall cabinet where the exhaust pipe passes through (should be a collar or seal closed); there are movement crack in the grout where the wall tiles rest on the counter back splash at several areas; cabinet door handles not level or plumb at a few doors (have owner show doors);

### Laundry

No washer drain pan in place;

### Bathroom1

1st floor sink faucet detaching from the counter at the base;

### Bathroom3

Rear bed bath sink cabinet door hinges loose and closet door rub door frame;

### Bathroom4

Master bath light switch behind left door, paint spill or defective mud on shower wall tile, missing caulk at door frame and floor tile (gap); low water flow at tub spout;

### Interior

Fireplace mantel projection too narrow; builder verify a bead of caulk is in place at shoe moldings on tile and where door frames end at floor tiles;

## Grounds

#### Service Walks

**Material**  Concrete  Flagstone  Gravel  Brick  Other  
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Settling cracks  
**Comments** Front walkway has been installed higher than soil grade causing poor soil slope away from front of the homes foundation;

#### Stoops/Steps

**Material**  Concrete  Wood  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted  Cracked  Settled  
**Comments** Walkway to front door has been poured at soil grade and may cause poor drainage away front entry;

#### 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  
**Comments** Wood deck bolted to house through the brick can cause damage; wood deck ledger poorly bearing on the post at house

#### 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

**Comments** Front hose faucet water pipe extends too far out from brick can freeze under certain conditions or if not protected;

**Ground General Comments:**

**Major Concern:**

Wood deck bolted to the house through the brick veneer can cause damage to veneer, poorly bearing on the support posts at the brick wall and not enough posts for support at the brick veneer (extra posts would block garage vehicle entry; weak guard railing at the rear wood deck on left; builder verify wood deck railing is 42 inches high at all sides;

**Maintenance:**

Poor soil slope away from the front foundation on the left side of the front door; front walkway has been installed too high according to proper soil grade needed at the front of the building (6 inches first 10 feet); front hose faucet water pipe extends out of the brick veneer too far can freeze under certain conditions or if not protected in winter;

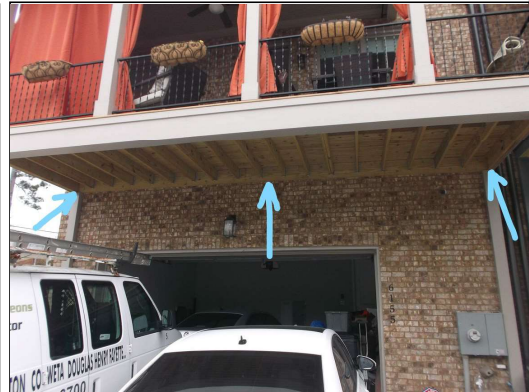
**Grounds Pictures**



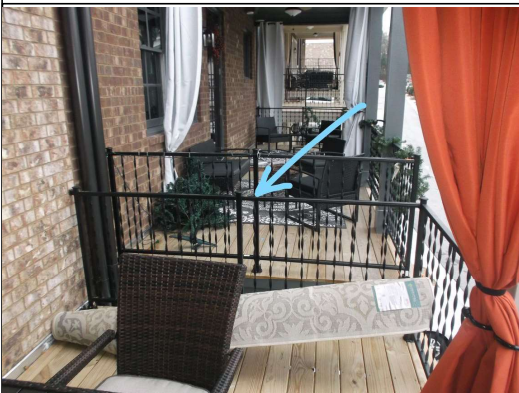
Soil slopes to the front of the building



Walkway & soil grading has poor slope away



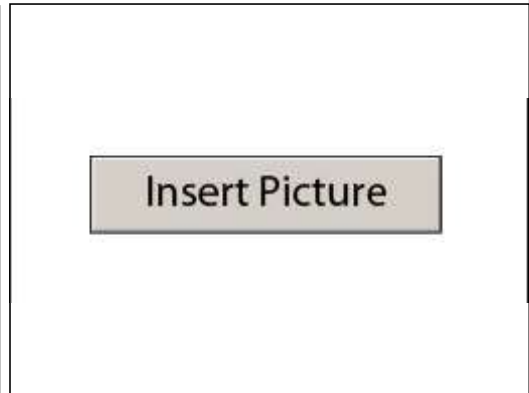
Deck bolted through brick/improper posts



Weak railing at deck (safety hazard)



Hose faucet pipe exposed can freeze;



Insert Picture

# Exterior

 Add Chimney

## 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** Downspout disconnected at the front of the building; builder verify all scuppers are installed properly and water tight;

## Siding

**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  Wood  Asphalt  Metal/Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/Painting  
**Comments** Cannot see plastic flashing extends out under weep holes in brick veneer; missing drip flashing at trim on box window wood

## Trim

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

**Comments** Missing paint at the front door roof fascia;

## 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  
**Comments** Some windows stuck shut; screens missing

## 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  
**Comments** Based on greatroom floor hump in center and slope to exterior walls, building has some differential settling;

## 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)  
**Comments** Front exterior receptacle did not trip when tested

## Building(s) Exterior Wall Construction

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

## Exterior Door

**Main Entrance** **Weatherstripping:** Satisfactory **Door condition:** Satisfactory  
**Patio** **Weatherstripping:** 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** West side of building  
**Brand:** General      **Model #:** NA      **Approx Age:** 2020

**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): NA      Fuses/Breakers installed (amps): \_\_\_\_\_

**Level**     Yes     No     Recommend re-level unit    **Improper Clearance (air flow)**     Yes     No    **Insulation**     Yes     No     Replace

**Condenser Fins**     Damaged     Need cleaning     Damaged base/pad     Damaged Refrigerant Line

**Condition**     Satisfactory     Marginal     Poor     Cabinet/housing rusted      **Improper Clearance (air flow)**     Yes     No

**Exterior General Comments:**

**Major Concern:**  
 Soil contacts brick veneer and mortar at the front of the building can cause water damage; builder verify if control joints not needed in the brick veneer at the west side of the building; entry door to the roof threshold not fully supported; owners are asking that where bricks are removed to install flashing under windows, at the bottoms of all walls... the builder and brick masons place high priority to match brick color, brick patterns and mortar color match;

**Item to Monitor:**  
 Home owners have stated concerns that where bricks are removed to install flashing in veneer, replacement brick & mortar will match. I am advising builder & brick masons to take measures & precautions to select proper color matches of brick & mortar for proper match or so no one looking at the building will be able to readily see replacement areas. Be aware missing flashing shall be installed under windows, bottom of walls near the ground....

**Maintenance:**  
 Defective paint at the front door roof cover fascia; downspout disconnected at the front of the building and needs proper extension away from the building; cannot see plastic flashing in the brick mortar under weep holes at many areas; vehicle door frame contact concrete can absorb water (needs air gap); missing drip cap flashing at wood trim on box window siding; flashing over window at the roof level room gas a gap and poorly slopes away;

### Exterior Pictures



Soil contact brick and mortar at several areas

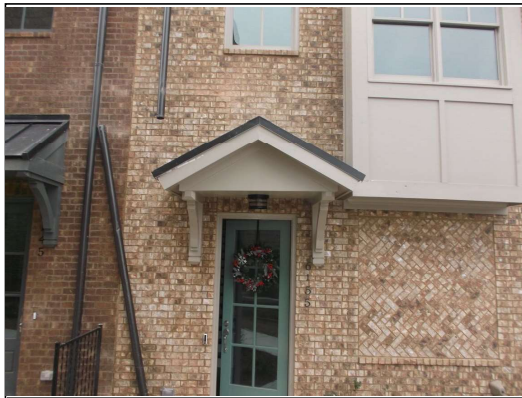


Cannot verify control joints in veneer @ side



Roof door threshold not fully supported





Defective paint at the door roof fascia



Cannot see plastic flashing in mortar



Gap at drip flashing over window, poor slope

# 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

<b>Roof # 1</b>	<b>Pitch</b> Flat	<b>Layers</b> 1	<b>Age</b> 2020	<b>Location</b> North	<b>Style</b> Flat	<b>Type</b> Single ply membrane
<b>Roof # 2</b>	<b>Pitch</b> Low	<b>Layers</b> 1	<b>Age</b> 20	<b>Location</b>	<b>Style</b> Gable	<b>Type</b> Metal roofing

## 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:

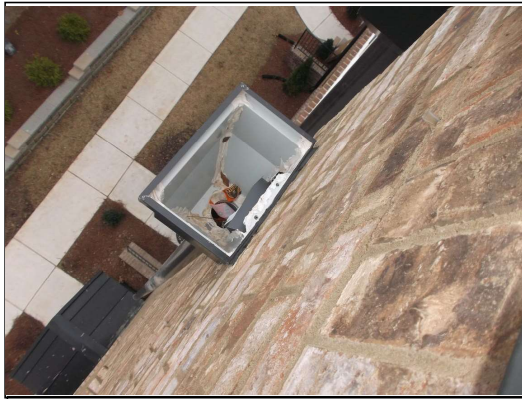
Commercial roof covering has several patches at various areas, humps & debris under covering at various areas and some parapet flashing appears to not have enough caulk at seams and joists (builder verify); based on water intrusion at front coat closet exterior walls there is a roof leak at the area where the tarp has been placed (it is advised to have a professional commercial roof company to inspect roof); no floating floor on top of roof can cause damage;

### Maintenance:

Workers debris on metal roof coverings;



## Roof Pictures



Verify scupper are water tight



Water leak somewhere at west side of roof



Poor sealing at parapet cap flashing



Poor caulk at parapet joints



Numerous patches at scupper openings



Workers debris on metal roofs

## 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

**Comments** Vehicle door hardware, and rollers need grease (squeaks when opening and closing)

**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

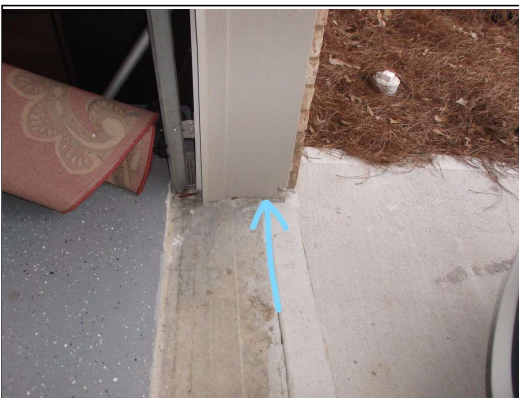
**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory

**Auto closure**  N/A  Satisfactory  Inoperative  Missing

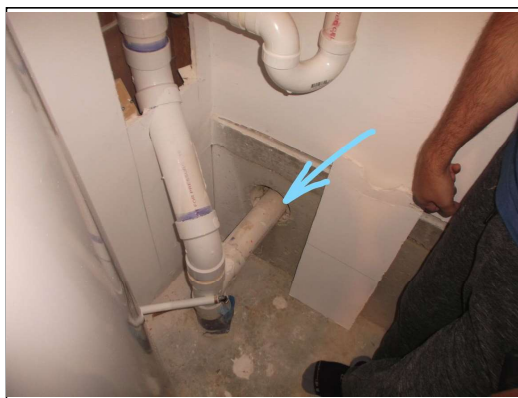
**Garage/Carport General Comments:**

**Maintenance:**  
 Vehicle door frame contact concrete can absorb water and rot and attract termites (should be a air gap); vehicle door hardware and rollers need grease (squeaks); there is a opening in the foundation wall in the water heater closet where the waste pipe enters (shall be sealed closed);

**Garage/Carport Pictures**



Vehicle door frame contact concrete



Opening in wall where waste pipe enter



Hole water heater wall too wide @ waste pipe

# Electrical

## Main panel

**Location** Exterior     
 **Condition**  Satisfactory  Marginal  Poor     
 **Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60 amp  100 amp  125 amp  150 amp  200 amp  400 amp  120v/240v

**Breakers/Fuses**  Breakers  Fuses     
 **Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No     
 **AFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No

**Main wire**  Copper  Aluminum  Not Visible  Double tapping     
 **Condition**  Satisfactory  Marginal  Poor

**Branch wire**  Copper  Aluminum  Not Visible  Solid Branch Aluminum Wiring  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair     
  Romex  BX cable  Conduit

Knob/Tube  Double tapping     
  Wires undersized/oversized breaker/fuse  Panel not accessible

Not evaluated Reason: \_\_\_\_\_

## Electrical General Comments:

**Safety Hazard:**

Exterior receptacle at the front door did not trip when tested;

**Maintenance:**

AC conduit is not clamped to the exterior wall can be damaged; distribution panel box door not latching properly;

## Electrical Pictures



Front exterior outlet did not trip



AC conduit not clamped to brick

# Plumbing

## Water service

**Main shut-off location:** Exterior

**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:** Rheem

**Capacity:** 50

**Approx. age:** 2020

**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



# Heating

Remove

**Heating system**

**Unit #1** Brand name: \_\_\_\_\_ Location \_\_\_\_\_

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 2020

**Energy source**  Gas  Electric  Oil  LP  Solid fuel **Other** \_\_\_\_\_

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall unit

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested

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

**Controls** **Disconnect:**  Yes  No  Normal operating and safety controls observed

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair  Not Visible

**Filter**  N/A  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  Electronic not tested

**When turned on by thermostat**  Fired  Did not fire **Proper operation:**  Yes  No  Not tested

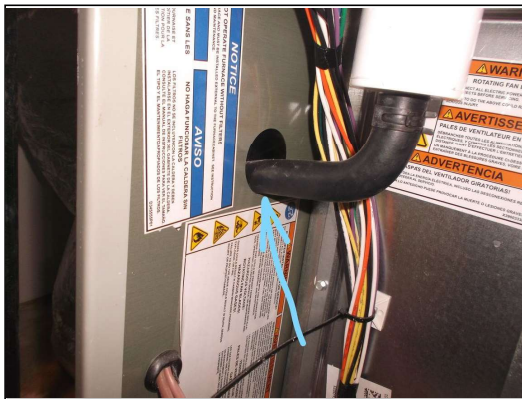
**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor **Water/Sand Observed:**  Yes  No

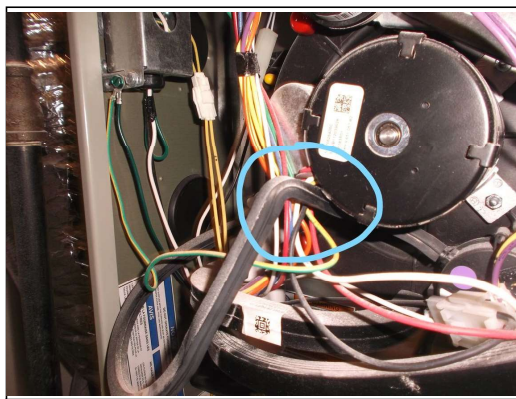
**Heating General Comments:**

**Maintenance:** House air blowing out around condensate holes in air handler; exhaust fan vacuum tube has sharp turn and can cause poor or defective vacuum and sensing; vacuum fan condensate black drain pipe contact sharp metal at the furnace wall where it passes through the hole on the left side of the furnace; electrical wires contact the burner shield in the furnace on the right side; owner states a smell of moisture or condensate when HVAC system operating;

## Heating Pictures



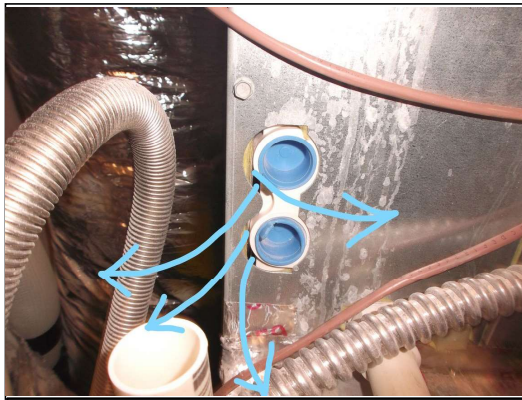
Rubber condensate pipe touch sharp metal



Exhaust fan vacuum tube sharp turn



electrical wires contact burner flame shield



House air blowing out of holes in air handler

## Cooling System

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

Brand Name: General Location: Exterior Approx. age: 2020  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

## Kitchen

ADD Kitchen

### Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments** Cracks in the grout where wall tiles rest on the counter back splash;

### Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments** Several cabinet doors not soft closing

### 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

**Comments** Excessive hole around the exhaust pipe in the ceiling in the wall cabinet over the stove;

Heating/Cooling Source  Yes  No

Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Appliances

<b>Disposal</b>	<input type="checkbox"/> N/A	<b>Operable:</b> <input checked="" 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
<b>Range/Oven</b>	<input checked="" type="checkbox"/> Gas <input 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:**

**Maintenance:**

Some cabinet doors not soft closing; there is excessive hole in the ceiling in the wall cabinet where the exhaust pipe passes through (should be a collar or seal closed); there are movement crack in the grout where the wall tiles rest on the counter back splash at several areas; cabinet door handles not level or plumb at a few doors (have owner show doors);

**Kitchen Pictures**



Opening where vent pipe pass through ceiling



Cracks at grout at back splash and wall tiles



Door handles not level or plumb

**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:**  
No washer drain pan in place;

### Laundry Pictures



No washer drain pan in place



# Rooms

**Location:** 1st Floor

**Type:** Lower Level

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

**Moisture stains**     Yes     No    **Where:** Coat closet

**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:**

**Major Concern:**

1st floor level has water intrusion at coat closet exterior and fire walls (verify if roof leak or scupper leaking above); builder is advised to check areas at the main level and 3rd level to verify no water intrusion or damage; some windows stuck shut;

## Rooms Pictures



Water intrusion at lower coat closet walls



water intrusion at coat closet upper wall

# Room 2

**Room**

**Location:** Main Level **Type:** Great Room/Kitchen/Dining

**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:**

Main level great room floor system appears to slope to the exterior walls at the front and rear of this level (hump in floor system near the sofa); fireplace mantel does not project out far enough to deflect heat away from the upper wall and the TV (should be a 12 inch mantel projection to reduce the convective heat up to the TV);

## Room2 Pictures



Floor slopes to the exterior and corner

Mantel projection too shallow

Floor slopes to dining exterior wall & corner

# Room 3

**Room**

**Location:** 3rd Level **Type:** Bedrooms

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

**Moisture stains**     Yes     No    **Where:** Master bedroom ceiling

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

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

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

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

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

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

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

**Room 3 General Comments:**

**Maintenance:**  
 Master bed ceiling has dry water stains, closet door rubs door frame, missing baseboards at the exterior wall; door to roof rub door frame and threshold not fully supported; rear bedroom closet door rub door frame; hall floor slopes to the rear bedroom through the doorway;

## Room3 Pictures



Missing baseboards in master bedroom



Dry water stain in master ceiling



3rd floor hall slopes towards the rear bed

# Bathroom 1

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

**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 1 General Comments:**

**Maintenance:**

1st floor sink faucet detaching from the counter at the base;

## Bathroom1 Pictures



1st floor bath sink faucet detaching at base



# Bathroom 2

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

**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:** 3rd Level **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 General Comments:**

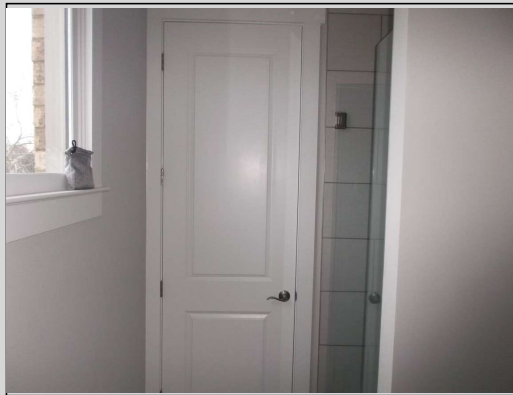
**Maintenance:**

Rear bed bath sink cabinet door hinges loose and closet door rub door frame;

**Bathroom3 Pictures**



Rear bed bath cabinet door hinges loose



Rear bed bath closet door rub frame

**Bathroom 4**

**Location:** \_\_\_\_\_ **Type:** \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

**Bathroom 4 General Comments:****Maintenance:**

Master bath light switch behind left door, paint spill or defective mud on shower wall tile, missing caulk at door frame and floor tile (gap); low water flow at tub spout;

**Bathroom4 Pictures**

Master bath light switch located behind door



Missing caulk where door frames end at tiles



Poor water flow at master tub fspout

**Interior****Windows/Glass**

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

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

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

**Fireplace 1**

Location:

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal insert  Metal (pre-fabricated)  Cast Iron

**Miscellaneous**  Blower built-in **Operable:**  Yes  No **Damper operable:**  Yes  No

Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing **Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  Not evaluated

**Stairs/Steps/Balconies**

**Balconies**     N/A     Satisfactory     Marginal     Have evaluated     Monitor  
**Handrail**     N/A     Satisfactory     Marginal     Poor     Safety hazard     Hand Rail/Railing/Balusters recommended  
**Stairs**     N/A    **Risers/Treads**  Satisfactory     Marginal     Poor     Risers/Treads uneven     Trip hazard

**Smoke/Carbon Monoxide detectors**

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

**Interior General Comments:****Maintenance:**

Fireplace mantel projection too narrow; builder verify a bead of caulk is in place at shoe moldings on tile and where door frames end at floor tiles;

**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.