

PROPERTY INSPECTION REPORT



PARIS PRESSLEY REI Cell: 404-617-4973 Website: www.ppinspect.com Email: info@ppinspect.com



2618 Baker Ridge Dr. NW Atlanta, GA. 30318

Inspection Date:

Oct 4, 2026

This confidential report is prepared exclusively for:

Ikenna Omekam

Prepared By:

PARIS PRESSLEY REI

Report Number:

1599

Inspector:

Paris Pressley R-5 Master Building, Electrical, HVAC, Plumbing Inspector and 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 and here. Electrical outlets, windows and switches will be randomly selected and checked at each room and area according to number and location. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age: 1950 and Renovations 2026

Style: Single Family

Main Entrance Faces: North

State of Occupancy: Vacant

Weather Conditions: Cloudy

Recent Rain: No

Ground Cover: Dry

Temperature: 76

THE HOUSE IN PERSPECTIVE

Not Completed

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.

This home is in the final stages of completion. Based on the conditions, the home is about 80% complete at the time of this inspection. The City of Atlanta inspection process is not complete at the time of the inspection. It is advised to contact the building department for a up-to-date status on record. Please be aware this inspection is for what is visible only and no assessment of what is behind walls and finishes.

Potential Safety Hazards

Electrical

Can see open junction box in the attic with exposed wire connections.

Plumbing

The water heater pressure-temperature relief pipe terminates at the deck stairs should not discharge on or near any walking surface.

Heating

The gas vent pipe passing through the attic is in contact with combustibles.

Maintenance

Grounds

Debris scattered in the yard and around the house.

The front porch rail posts are not fastened to the house wall (movement).

The rear wood deck is missing 1/2 inch bolts, washer and nuts fastening the deck ledger to the house rim joist. The deck stairs has a 2 by 4 for a handrail that is improper. (should be a 2 inch square or round handrail). Cannot see deck-to-house flashing at the joining. The deck stairs stringers are not bearing on the floor ledger properly and are missing metal strong ties.

The soil is sloping to the foundation at the front of the house. Soil shall have a slope of 6 inches for the first 10 feet away from the foundation to cause water to drain from the foundation and away from the property.

The driveway has been poured on top of the ground and is not complete (soil can erode from under the driveway over time and if there is placed soil on the sides of the existing driveway it must be extremely compacted to help prevent settling and movement). Be aware if soil is added at the house side of the driveway this may increase the slope to the foundation if not graded properly. The driveway is not angled properly to access both slabs when entering from the street.

Exterior

The siding paint is incomplete around the house (can see missed areas, not enough coats and blemishes). Shutters are improperly fastened to the house with screws (verify screws will not rust). The siding does have a minimum air gap of at least 1 inch from the deck floor. The front porch roof beam appears to slope slightly to the left.

Missing bead of caulk across the top of and electric meter box, around light fixtures on the siding and at vent terminal boxes attached to the siding. Missing piece of the flashing at the front of the house on the left where the siding sits back from the front of the foundation wall (water can get into the wall and basement).

Paint peeling at the foundation blocks at areas around the house. Foundation vents defective, missing doors and screens at areas around the house.

Window screens not installed. Missing wood supports under exterior door's thresholds. Missing flashing over the rear exterior door under the siding. Missing lock hardware at the exterior doors.

The front upper gutter slopes away from the downspout on the left side of the house (should be a downspout on both ends of the main gutter at the front and rear of the house). Verify all gutters are level or have a very slight slope to downspouts. Where long runs of gutters have only one downspout at one end, they can overflow during heavy downpours. Downspouts pouring at the foundation shall be routed away properly so that water will drain away from the foundation.

The City of Atlanta has a strictly enforced storm water control and a impervious surface runoff requirement that says the first 1 inch of ground, roof, driveway rainfall water shall be managed and dispersed into the property's soil, ground, garden or cisterns. Verify your property has a control method or process in the plan.

The contractor is advised to review all DCA, Atlanta and the State of Georgia building requirements to meet the minimum standards for completion of this home.

Roof

Pipe and or vent flashing appears to be installed on top of the shingles at the bottom flange and face nailed. Can see what appears to be tar on the flashing at the bottom of the flange (can dam up water that gets under the flashing. Also can see a tar or mastic placed around the plumbing pipe at the boot collar. Nails can extract, water can get under flashing and into holes in the roof covering and cause leaks over time. There should be no face nails in the flashing and where there are nails on the side flanges they should be covered with the shingles. It is advised that the roofer review the findings and make corrections where needed.

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Roof-to-wall flashing is not kicked out properly or far enough at areas around the house.

Electrical

Could not access the basement due to door locked. Cannot verify the condition of the electrical wiring. There is a missing smoke alarm or light fixture at the main level near the hall. Missing bead of caulk where the exterior lights are attached to the siding and over the top of the electrical meter box.

The electrician is advised to check the complete electrical system in the house, the attic and basement for complete and safe installation.

Plumbing

The main waste pipe riser at the front yard is broken at the collar and the cap was off (debris can get into the line and clog). The original clay waste pipe appears to be under the front yard at areas (it is advised to have a sewer scope to inspect the line). Cannot verify what type of waste pipe passes through the foundation front wall at the basement and cannot inspect the plumbing in the basement because the door was locked. The water heater pressure-temperature relief pipe terminates at the deck stairs should not discharge on or near any walking surface. The water meter lid is broken. The rear hose faucet has a defective valve, the handle hard to turn on and off and leaks. PVC waste pipes supported with metal straps in the basement should be PVC straps or plastic.

Heating

The HVAC system is not completed at the time of the inspection. The refrigerant lines are not complete, there are no AC units outside at the right side of the home, thermostats are not installed. The attic furnace drain pan is not connected to the drain pipe. There are debris and dust in ducts in the floors. Cannot see the furnace in the basement as the door is locked.

Kitchen

The kitchen is not complete. Plumbing not finished in the sink cabinet. Trims and moldings not completed and flooring not installed. Verify the sink counter does not slope left and right from the center of the sink. Appliances not installed and connected.

Room1

Main level: Trim, molding and flooring not completed. Walls' painting and finishing defective at areas. Can see incomplete sanding and finishing at some areas. There is a hole in the ceiling around the smoke alarm at the front bedroom. The living room ceiling fan is not plumb. Missing bead of caulk where the door frames meet the flooring and siding. Handrail not installed at stairs. Closet shelves not installed. Doors and hardware not completed. Windows and window glass needs cleaning.

Room2

2nd Level: Door hardware not completed. There is a hump in the hall floor nearing the bedroom doors. The hall closet bi-fold doors are not centered and a gap at the right side and the wall. Missing caulk where door frames meet the floor. Defective finishing and painting at some wall areas.

Bathroom1

The Jack and Jill bath door drags on the floor tile, shower wall tile not completed or finished. Missing mirror. Missing shoe molding at the baseboards on the floor tile or missing bead of 50 year acrylic caulk. Missing bead of caulk where the door frames meet the floor tiles. Defective wall finishing at areas.

At the time of the inspection, the bathrooms were in the final stage of finishing and fixture installations.

Bathroom2

Main Bath: The main bath is in the final stage of completion. Mirror missing. Cabinet not finished, mirror not installed...

Basement

Could not access the basement due to the door being locked. Floor insulation installed backwards under the floor system (paper should face the heated space). Insulation falling down at some areas. Vapor barrier on the ground is loose and can see soil at some areas. Cannot verify the condition of the floor framing, beams and supports in the basement. It is advised to get the basement door unlocked to get access and verify conditions. Foundation vents missing screens and doors at areas. Paint peeling at the foundation blocks at areas.

Interior

Attic: There is no soffit venting for this attic (was OK at the time of construction). It is advised to install 3 roof deck vents across the rear roof at the lower roof deck area to allow air flow into and cause airflow to go out at the ridge vent.

There is no insulation in the attic. Missing spacer clips between roof deck wood OSB panels used for expansion in panels.

There are single stud purlin roof braces and supports for the roof framing where they should be doubled.

There is an open chase seen in the attic leading to the 2nd floor and down through the house where the gas vent pipe travels that shall be closed. Missing fire caulk in wall top plate holes seen from the attic.

The attic floor is not supported or improperly supported at areas. The attic ladder is too long.

Grounds

Service Walks

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

Stoops/Steps

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

Deck/Balcony

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

Fence/Wall

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

Driveway/Parking

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

Landscaping affecting foundation

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

Retaining wall

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

Hose bibs

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

Ground General Comments:

Safety Hazard:

The deck stair stringers are not bearing on the floor rim joist properly. Missing handrail at the deck stairs. Support posts are not notched and bolted to the rim joists. Rail posts are not bolted to the rim joists.

Maintenance:

Debris scattered in the yard and around the house.

The front porch rail posts are not fastened to the house wall (movement).

The rear wood deck is missing 1/2 inch bolts, washer and nuts fastening the deck ledger to the house rim joist. The deck stairs has a 2 by 4 for a handrail that is improper. (should be a 2 inch square or round handrail). Cannot see deck-to-house flashing at the joining. The deck stairs stringers are not bearing on the floor ledger properly and are missing metal strong ties.

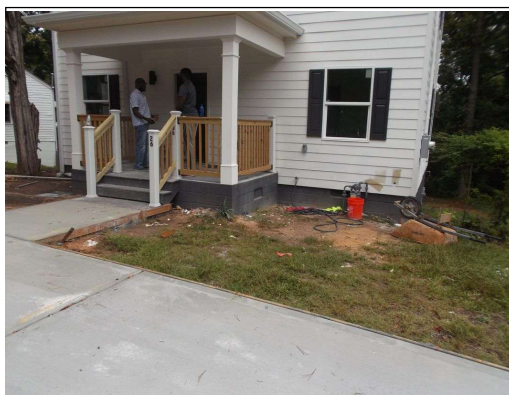
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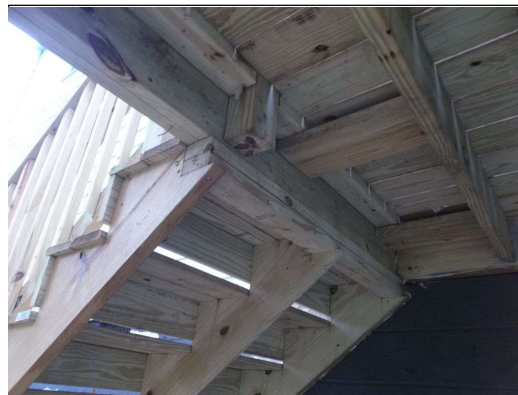
Grounds Pictures



Driveway on ground, not angled, not finished



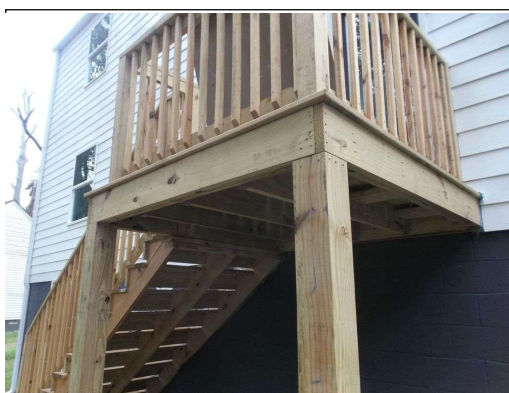
Soil slopes to foundation, debris in front yard



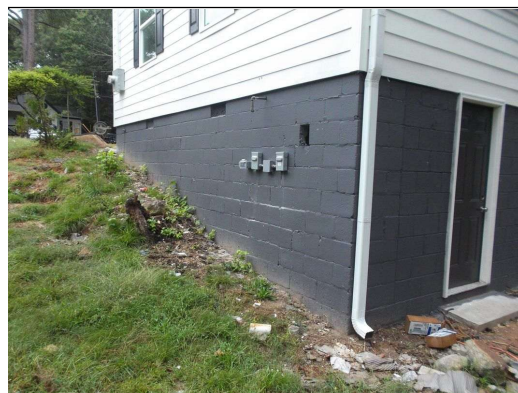
Deck stairs improperly bearing on rim



Missing bolts, missing flashing



Posts not notched and bolted



Debris scattered in yard around the house

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

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 ☐ Cement-Fiber
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting ☐ Damaged wood

Fascia

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Other ☐ Cement Fiber
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
Comments Common cracks

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:** **Door condition:**
Rear door **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Other door **Weatherstripping:** **Door condition:**
Other Exterior doors missing hardware at the frames

Exterior A/C - Heat pump # 1

Unit #1 **Location** Not Installed
Brand: **Model #:** General **Approx Age:**

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): _____ 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

Maintenance:

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Missing bead of caulk across the top of and electric meter box, around light fixtures on the siding and at vent terminal boxes attached to the siding. Missing piece of the flashing at the front of the house on the left where the siding sits back from the front of the foundation wall (water can get into the wall and basement).

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Exterior Pictures



Defective paint many areas around the house



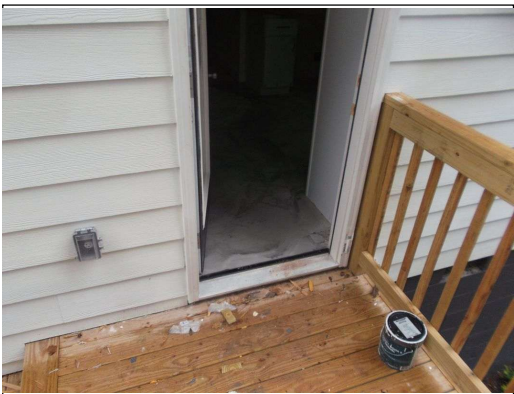
Defective paint, spouts pour at foundation



Missing spout right side, porch roof slope left



Siding set back from foundation, debris



Siding close to deck, missing support at door



Defective foundation vents several areas

Roof

Roof Visibility

☐ None ☒ All ☐ Partial ☐ Unable to walk on tile ☒ Unable to walk on roof

Inspected From

☐ Roof ☐ Ladder at eaves ☒ Ground ☐ With Binoculars

Style of Roof

Roof # 2 ☒ N/A

Roof # 3 ☒ N/A

Roof # 4 ☒ N/A

Roof # 1 Pitch Steep Layers 1 Age 1 Location North Style Gable Type Asphalt shingles

Ventilation System

☐ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered ☐ Other

Flashing

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

Condition Marginal ☐ Rusted ☐ Missing ☐ Separated from chimney/roof ☐ Recommend Sealing

Skylights

Condition ☒ N/A ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing Vents

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Not Present

Roof General Comments:

Maintenance:

Pipe and or vent flashing appears to be installed on top of the shingles at the bottom flange and face nailed. Can see what appears to be tar no the flashing at the bottom of the flange (can dam up water that gets under the flashing. Also can see a tar or mastic placed around the plumbing pipe at the boot collar. Nails can extract, water can get under flashing and into holes in the roof covering and cause leaks over time. There should be no face nails in the flashing and where there are nails on the side flanges they should be covered with the shingles. It is advised that the roofer review the findings and make corrections where needed.
Roof-to-wall flashing is not kicked out properly or far enough at areas around the house.

Roof Pictures



Flashing not kicked out properly



Flashing not extended, kicked out far enough



Flashing improperly kicked out



Pipe flashing face nailed, seal at collar

Electrical

Main panel

Location	Right side of the 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:

Safety Hazard:

Can see open junction box in the attic with exposed wire connections.

Maintenance:

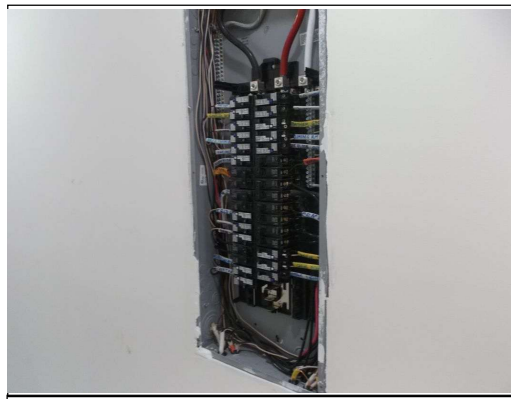
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The electrician is advised to check the complete electrical system in the house, the attic and basement for complete and safe installation.

Electrical Pictures



Missing fixture at hall ceiling



Panel wiring appears OK



Missing bead of caulk over meter at siding



Open junction box in the attic, check all

Plumbing

Water service

Main shut-off location: Front of Building

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:

Not Visible in basement, No access

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 ☐ Rusty ☐ Recommend repair

Condition

☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing General Comments:

Safety Hazard:

The water heater pressure-temperature relief pipe terminates at the deck stairs should not discharge on or near any walking surface.

Maintenance:

The main waste pipe riser at the front yard is broken at the collar and the cap was off (debris can get into the line and clog). The original clay waste pipe appears to be under the front yard at areas (it is advised to have a sewer scope to inspect the line). Cannot verify what type of waste pipe passes through the foundation front wall at the basement and cannot inspect the plumbing in the basement because the door was locked. The water heater pressure-temperature relief pipe terminates at the deck stairs should not discharge on or near any walking surface. The water meter lid is broken. The rear hose faucet has a defective valve, the handle hard to turn on and off and leaks. PVC waste pipes supported with metal straps in the basement should be PVC straps or plastic.

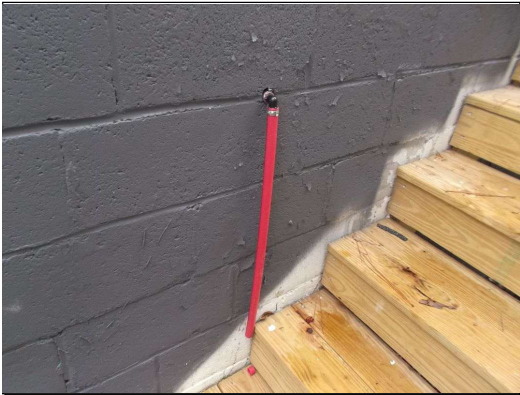
Plumbing Pictures



Open waste pipe riser front yard



Defective valve rear hose faucet, leaks



Water heater PTR pipe discharges at steps



Cannot inspect water heater, door locked



Waste pipes supported with metal straps

Heating

Remove

Heating system

Unit #1 Brand name: Carrier

Location Attic and Crawlspace

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

Safety Hazard:

The gas vent pipe passing through the attic is in contact with combustibles.

Maintenance:

The HVAC system is no completed at the time of the inspection. The refrigerant lines are not complete, there are no AC units outside at the right side of the home, thermostats are not installed. The attic furnace drain pan is not connected to the drain pipe. There are debris and dust in ducts in the floors. Cannot see the furnace in the basement as the door is locked.

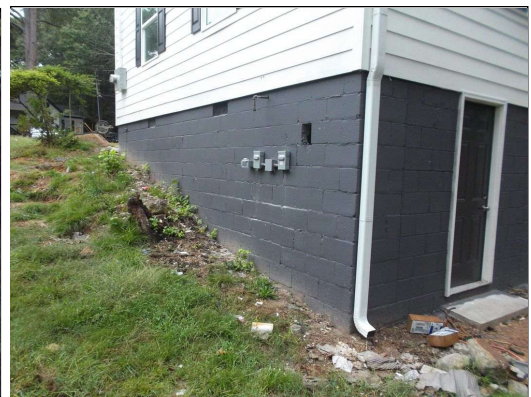
Heating Pictures



No drain pipe connected to drain pan



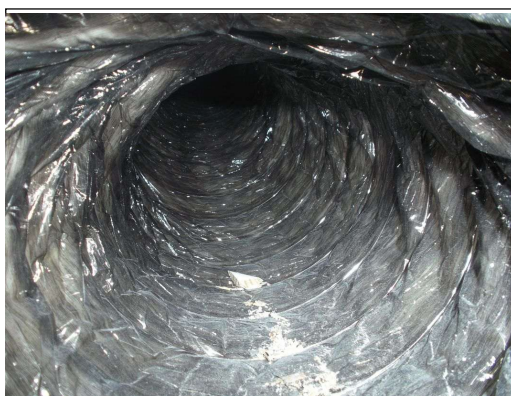
Cannot fully access furnace in basement



AC units not installed right side of house



Thermostats not installed



Dust and debris in floor ducts



Gas vent pipe touch combustibles

Kitchen

[ADD Kitchen](#)

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Cabinets

Condition ☐ Satisfactory ☒ Marginal ☐ Recommend repair/caulking

Plumbing

Faucet Leaks ☐ Yes ☐ No **Pipes leak/corroded** ☐ Yes ☐ No **Functional drainage** ☐ Satisfactory ☐ Marginal ☒ Poor

Sink/Faucet ☐ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Need repair **Functional flow** ☐ Satisfactory ☐ Marginal ☒ Poor

Walls & Ceiling

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Heating/Cooling Source ☒ Yes ☐ No

Floor

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Appliances

Disposal ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Trash Compactor** ☒ N/A **Operable:** ☐ Yes ☐ No ☐ Not tested

Dishwasher ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Exhaust fan** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Range ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Refrigerator** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Oven ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested **Microwave** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Range/Oven ☐ Gas ☐ Electric **Cooktop** ☐ N/A **Operable:** ☐ Yes ☒ No ☐ Not tested

Other _____ **Operable:** ☐ Yes ☐ No ☐ Not tested

Dishwasher airgap ☐ Yes ☐ No **Dishwasher drain line looped** ☐ Yes ☒ No **Receptacles present** ☐ Yes ☐ No **Operable:** ☐ Yes ☐ No

GFCI ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No **Recommend GFCI Receptacles:** ☐ Yes ☐ No ☐ Potential Safety Hazard(s)

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

Kitchen General Comments:

Maintenance:

The kitchen is not complete. Plumbing not finished in the sink cabinet. Trims and moldings not completed and flooring not installed. Verify the sink counter does not slope left and right from the center of the sink. Appliances not installed and connected.

Kitchen Pictures



Kitchen floor and trim not finished



Verify counter not sloping left and right

Rooms

Location: Main level

Type: Rooms

Walls & Ceiling

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains

☐ Yes ☒ No

Where:

Floor

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Electrical

Operable: ☒ Yes ☐ No Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity:

☐ Yes ☒ No ☐ Safety Hazard ☐ Cover plates missing 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

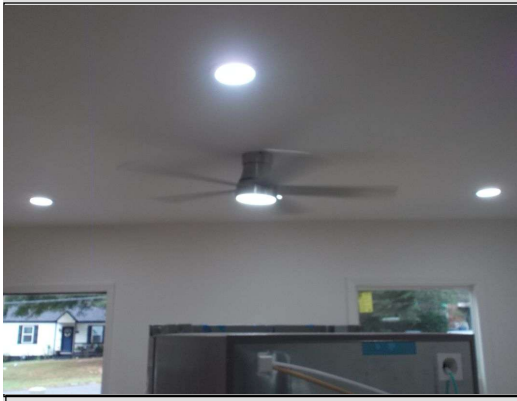
☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Rooms General Comments:

Maintenance:

Main level: Trim, molding and flooring not completed. Walls' painting and finishing defective at areas. Can see incomplete sanding and finishing at some areas. There is a hole in the ceiling around the smoke alarm at the front bedroom. The living room ceiling fan is not plumb. Missing bead of caulk where the door frames meet the flooring and siding. Handrail not installed at stairs. Closet shelves not installed. Doors and hardware not completed. Windows and window glass needs cleaning.

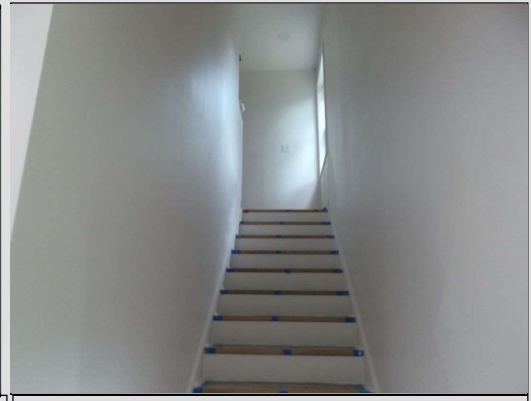
Rooms Pictures



Ceiling fan not plumb



Missing closet shelves



Missing handrail, defective finish and painting

Room 2

Room

Location: 2nd Level**Type:** Rooms**Walls & Ceiling**
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Typical cracks
 ☐ Damage
Moisture stains
☐ Yes
 ☒ No
 Where: _____
Floor
☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☐ Squeaks
 ☐ Slopes
 ☐ Tripping hazard
Electrical
Operable: ☒ Yes ☐ No
 Switches: ☒ Yes ☐ No ☐ Operable
 Receptacles: ☒ Yes ☐ No ☒ Operable

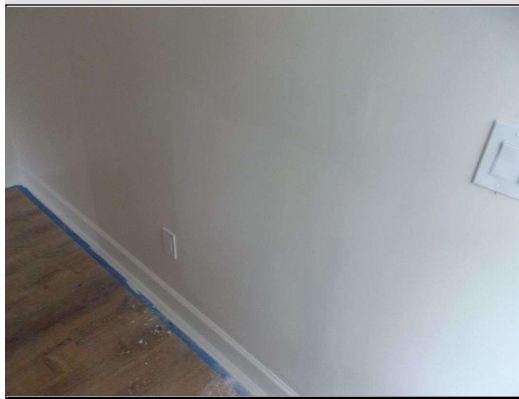
Open ground/Reverse polarity: ☐ Yes ☒ No
 ☐ Safety Hazard
 ☐ Cover plates missing
Heating source present
☒ Yes
 ☐ No
Holes:
☐ Doors
 ☐ Walls
 ☐ Ceilings
Bedroom Egress restricted
☐ N/A
 ☐ Yes
 ☒ No
Doors
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Cracked glass
 ☐ Evidence of leaking insulated glass
 ☐ Broken/Missing hardware
Windows
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Cracked glass
 ☐ Evidence of leaking insulated glass
 ☐ Broken/Missing hardware
Ceiling fan
☐ N/A
 ☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/replace

Room 2 General Comments:

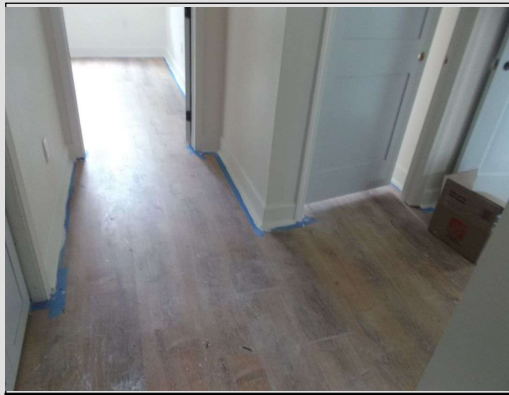
Maintenance:

2nd Level: Door hardware not completed. There is a hump in the hall floor nearing the bedroom doors. The hall closet bi-fold doors are not centered and a gap at the right side and the wall. Missing caulk where door frames meet the floor. Defective finishing and painting at some wall areas.

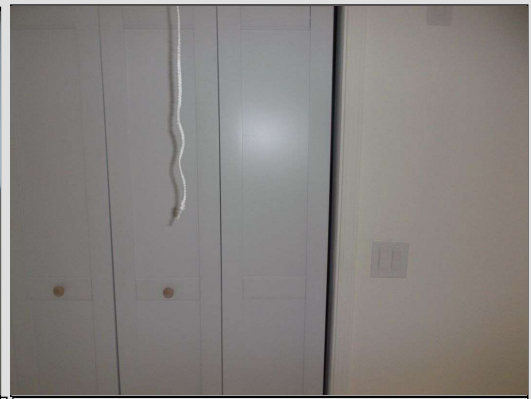
Room2 Pictures



Defective finishing and painting at areas



Hump in floor hall to bedrooms



Bi-fold doors off center gap at wall

Bathroom 1

Location: Main and 2nd level**Type:** Full**Sinks****Faucet leaks:**☐ Yes ☒ No**Pipes leak:**☐ Yes ☒ No**Tubs**☐ N/A**Faucet leaks:**☐ Yes ☒ No**Pipes leak:**☐ Yes ☐ No ☒ Not Visible**Showers**☐ N/A**Faucet leaks:**☐ Yes ☒ No**Pipes leak:**☐ Yes ☐ No ☒ Not Visible**Toilet****Bowl loose:**☐ Yes ☒ No**Operable:**☒ Yes ☐ No☐ Cracked bowl☐ Toilet leaks**Shower/Tub area**☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite ☐ Other**Condition**☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted floors**Caulk/Grouting needed:**☐ Yes ☐ No**Drainage**☒ Satisfactory ☐ Marginal ☐ Poor**Water flow**☒ Satisfactory ☐ Marginal ☐ Poor**Moisture stains present**☐ Yes ☒ No ☐ Walls☐ Ceilings☐ Cabinetry**Doors**☒ Satisfactory ☐ Marginal ☐ Poor**Window**☒ None☐ Satisfactory☐ Marginal☐ Poor**Receptacles present**☒ Yes ☐ No**Operable:**☒ Yes ☐ No**GFCI**☒ Yes ☐ No☐ Recommend GFCI**Operable:**☒ Yes ☐ No**Open ground/Reverse polarity**☐ Yes ☒ No**Potential Safety Hazard**☐ Yes ☐ No☐ Recommend GFCI Receptacles**Heat source present**☒ Yes ☐ No**Exhaust fan**☒ Yes ☐ No**Operable:**☒ Yes ☐ No☐ Noisy

Bathroom 1 General Comments:

Maintenance:

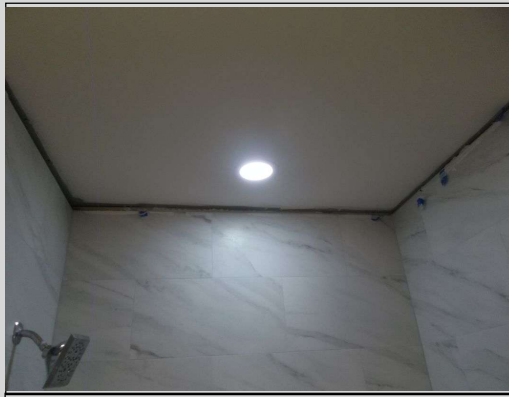
The Jack and Jill bath door drags on the floor tile, shower wall tile not completed or finished. Missing mirror. Missing shoe molding at the baseboards on the floor tile or missing bead of 50 year acrylic caulk. Missing bead of caulk where the door frames meet the floor tiles. Defective wall finishing at areas.

At the time of the inspection, the bathrooms were in the final stage of finishing and fixture installations.

Bathroom1 Pictures



Hall bath incomplete



Incomplete finishing at shower wall tiles

Bathroom 2

Location: Main 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 2 General Comments:

Maintenance:

Main Bath: The main bath is in the final stage of completion. Mirror missing. Cabinet not finished, mirror not installed...

Bathroom2 Pictures



Main bath in final stage of completion

Bathroom 3

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 ☐ Recommend GFCI	
Open ground/Reverse polarity	☐ Yes ☒ No		Potential Safety Hazard	☐ Yes ☐ No ☐ Recommend GFCI Receptacles	
Heat source present	☒ Yes ☐ No		Exhaust fan	☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy	

Bathroom 3 General Comments:

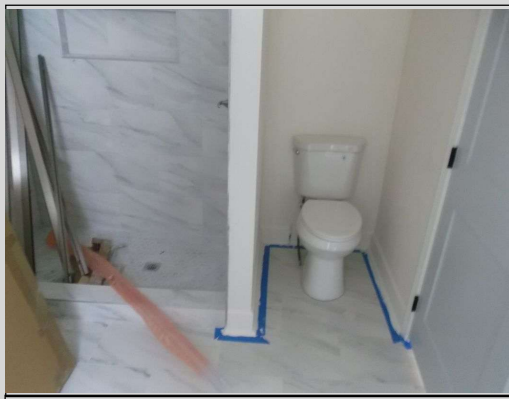
Maintenance:

Master Bath: Toilet not hooked up to water supply, mirrors and hardware not installed, missing caulk at areas. Exhaust fan and air vent cover not installed.
Master bath in final stage of finishing.

Bathroom3 Pictures



Vent covers not installed



Toilet not hooked up



Mirror and hardware not installed

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: Could not access the basement (exterior door was locked)

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:

Could not access the basement due to the door being locked. Floor insulation installed backwards under the floor system (paper should face the heated space). Insulation falling down at some areas. vapor barrier on the ground is loose and can see soil at some areas. Cannot verify the condition of the floor framing, beams and supports in the basement. It is advised to get the basement door unlocked to get access and verify conditions. Foundation vents missing screens and doors at areas. Paint peeling at the foundation blocks at areas.

Basement Pictures



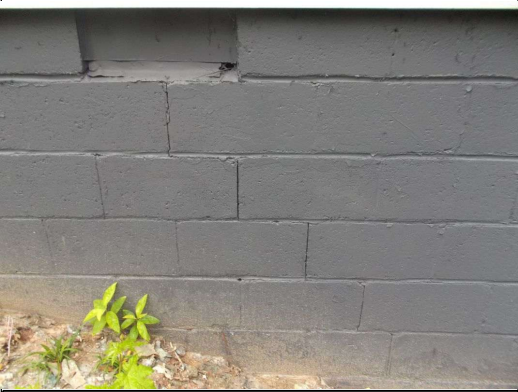
Could not see all areas of the basement



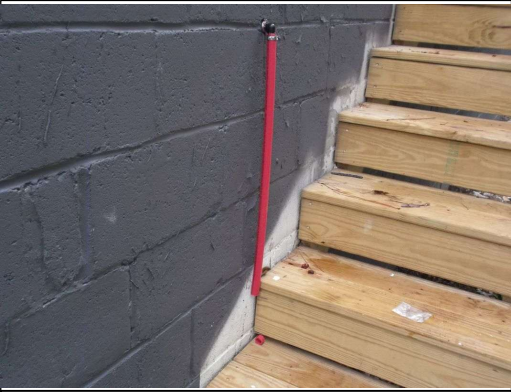
Insulation backwards



Basement rear area, insulation backwards



Common crack at blocks right side



Paint peeling at blocks



Defective foundation vents at areas

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

No Fireplace

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: ☐ There is no insulation in attic ☐ 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:

Maintenance:

Attic: There is no soffit venting for this attic (was OK at the time of construction). It is advised to install 3 roof deck vents across the rear roof at the lower roof deck area to allow air flow into and cause airflow to go out at the ridge vent.

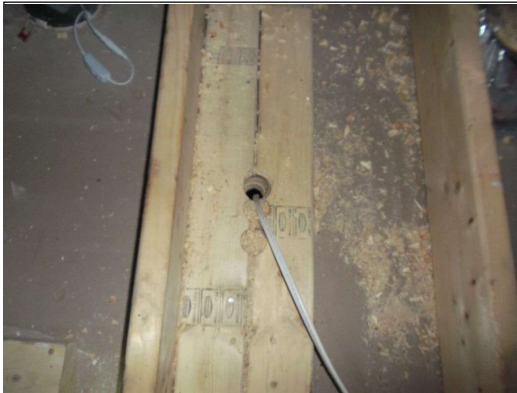
There is no insulation in the attic. Missing spacer clips between roof deck wood OSB panels used for expansion in panels.

There are single stud purlin roof braces and supports for the roof framing where they should doubled.

There is a open chase seen attic leading to the 2nd floor and down through the house where the gas vent pipe travels that shall be closed. Missing fire caulk in wall top plate holes seen from the attic.

The attic floor is not supported or improperly supported at areas. The attic ladder is too long.

Interior Pictures



Missing fire foam or fire caulk at holes



Open chase, vent pipe touch wood



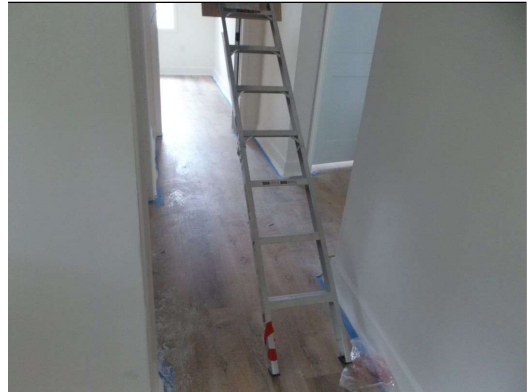
Missing spacer clips between roof panels



Single stud purlins, missing insulation



Single stud purlins should be double studs



Ladder too long

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.