

PROPERTY INSPECTION REPORT



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



1065 Peachtree Street NE. #3704, Atlanta, GA. 30309

Inspection Date:

Nov 30, 2021

This confidential report is prepared exclusively for:

James Stuhren

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

SATISFACTORY: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL: Indicates the component will probably require repair or replacement anytime within five years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

SUMMARY SECTION CATEGORIES:

MAJOR CONCERNS: Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.

MONITOR: Item(s) that should be monitored to see if conditions worsen.

SAFETY HAZARD: Item(s) or conditions that are unsafe and in need of prompt attention.

Maintenance: Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. However, outlets, windows, doors, components... will be randomly inspected or tested to get a general idea of their maintenance condition as a whole. 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: 2015
Style: Condominium
Main Entrance Faces: West
State of Occupancy: Occupied
Weather Conditions: Sunny
Recent Rain: No
Ground Cover: Dry
Temperature: 59

THE HOUSE IN PERSPECTIVE

Well Built / Maintained

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.

It is advised to verify what is the HOA responsible for and the condo owners responsible for (inside, outside, exterior walls, windows, exterior pressure washing, painting...). Verify if bathroom exhaust fans are on a building draft system or fans in baths or both. Due to the numerous system's with controls, smart light switches, media equipment... it is advised to verify all operational manuals and seller give buyer explain tour together.

Major Concerns

Exterior

Could not access the area for the AC condenser or compressor on the roof due to the rooftop access door being locked. Seller please allow buyer access to the roof to view the AC units and or send or text photos of the AC units over this condo. Can her a hum in the master bedroom ceiling during the inspection. Verify AC units have sound dampers or isolation pads under the AC condensers over the master bedroom.

The stairwell door was propped open with a cinder block is a fire and safety hazard.

Electrical

Distribution panel has been glazed over with paint and sheetrock mud and could not remove for fear of damaging wall finishing. It is advised to have cover removed, photos taken of the panel and circuit board and emailed or text for observation (Inspector: info@ppinspect.com, 404-617-4973).

More than 6 breakers in the distribution panel and no main disconnect.

Plumbing

Water pipes traveling across the utility closet floor at the doorway were poorly placed to prevent movement and damage. Pipes should have been installed close to the floor on thin wood, and covered with a box, chase or on a running board.

The water did not get fully hot at all faucets (kitchen, baths, laundry...). Verify if the water heater thermostats are turned down, thermostats governed or HOA restrictions on temperature setting.

Room3

Master Bedroom: Can hear a hum from the ceiling in the master bedroom while the HVAC system is operating. Verify AC condenser or compressor is installed on sound damper on the roof or isolation pads.

In the master closet there is a top drawer door that bumps at the right side. Missing roller blind at the master bath.

Items to Monitor

Grounds

There appears to be a fire station to the southeast corner of this property. Verify if there are any quiet zone, emergency siren or emergency noise ordinances for this station.

Exterior

One window glass at the south bedroom massage room appears to be fogged (glass at the left side of the window wall)

There are settling cracks noted in the concrete ceiling over the balcony.

Maintenance

Grounds

The balcony floor needs pressure wash and or painting.

Electrical

Because of the numerous Smart control panels, Smart light switch controls, media components and systems, it is advised to verify all operation manuals and warranties. It is advised to ask the seller to tour the home with the buyers to get a understanding of how the systems work as a whole.

There is a open electrical outlet box in the living room ceiling on the right side of the fireplace (needs cover plate or fixture).

One light did not illuminate in the office when lights switched on.

Plumbing

The expansion tank above the water heater is supported with the water pipe which can cause damage. The expansion tank should have independent supports.

There are water pipes passing across the utility room doorway entry and are not supported on blocks nor braced to prevent movement can be damaged if disturbed. have a certified plumber support and secure these pipes.

The kitchen sink drain pipe in the sink cabinet has a opening at a fitting atop the pipes. It is advised to put the mechanical vent back in place if it was at this location, block the opening closed if it was for the dishwasher connection and only if there's a proper plumbing vent system in the building.

Close all holes in walls below sink cabinets where sink drain pipes enter to prevent drafts and air infiltration.

Heating

Air filters dirty advised to replace. It is advised to have the air ducts, furnaces, plenums and air handlers professionally cleaned.

It is advised to wash or clean the return air opening screen above the utility closet doors.

Seller please provide all operation manuals for smart controls and tour the condo with the buyer to explain operating them.

Cooling

Could not access the AC condenser on the roof. The door to the roof was locked at the time of the inspection. It is advised to take photos of the AC unit for this condo and text or email to the buyer or inspector (info@ppinspect.com, 4046174973).

Could hear a hum in the master bedroom when the HVAC system was operating. Verify there are proper sound dampers placed under the condenser on the roof or sound isolation materials in place.

Kitchen

Cabinet drawers bump when opening and closing at the cabinet to the right of the stove. Wall cabinet shelf detached at the cabinet over the counter coffee maker.

There appears to be a opening in the sink drain pipe riser in the cabinet. Verify there is no mechanical vent missing at this location. If the waste pipe system has a vent in the pipe's system somewhere else, then the hole can be simply closed and no mechanical vent needed.

The sink faucet's extended spouts or goose necks are loose at the bodies and faucets pour back to the sink rim.

Cabinet door has loose hinges on the right above the refrigerator.

Laundry

There appears to be stains in the floor tile in front of the washer. There appears to be a separation in the floor tiles (hump) where entering the laundry room.

Room1

There is a missing cover plate or fixture in the greatroom ceiling at the right side of the fireplace. There is a slight bend in the balcony door bottom track at the left side.

There is one ceiling light not illuminating at the office. The office door closes after opening. Missing door stops at the utility closet doors. Couple of missing door stops.

Room2

The right bedroom right window shade is not balanced or plumb causing the blind to strike the baseboard and kink when closing. The right bedroom window glass gasket appears to be detaching from the wall frame at the right side at the bottom of the wall. The right bedroom left window glass appears to be slightly fogged (verify).

Bathroom1

1/2 bath water did not get hot at the sink. Verify exhaust fan draft.

Bathroom2

1st bedroom bath shower head leaks at the fitting. Water did not get fully hot. Verify exhaust fan operational or natural draft by building.

Bathroom3

2nd bedroom bath massage door closes after opening, glass fogged at the left window.

Bathroom4

Master bath window shade missing at the right window roller. Toilet closet light did not illuminate when light switches were operated. The mirror has a crack at the left bottom corner. The lights did not illuminate around the mirror glass.

Verify the toilet flush is not defective. Water was weak and slow to drain out.

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:

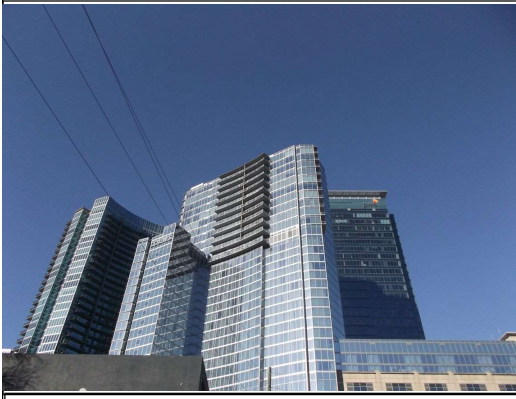
Item to Monitor:

There appears to be a fire station to the southeast corner of this property. Verify if there are any quiet zone, emergency siren or emergency noise ordinances for this station.

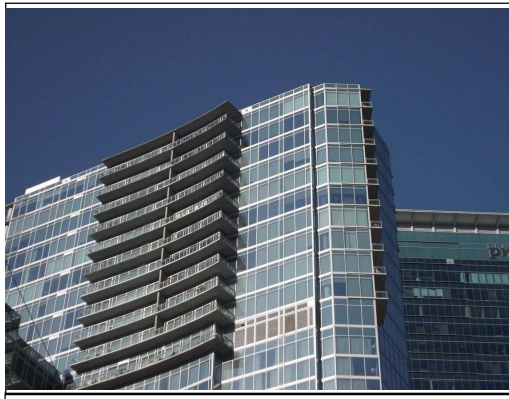
Maintenance:

The balcony floor needs pressure wash and or painting.

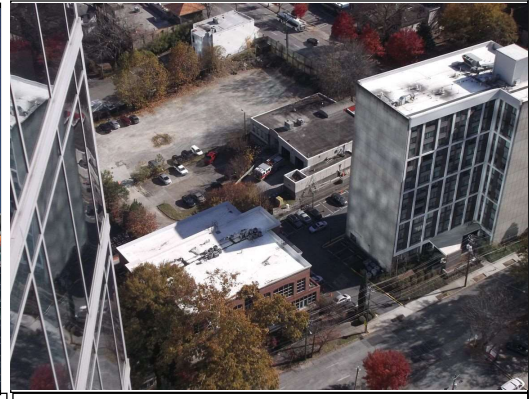
Grounds Pictures



Condo face south



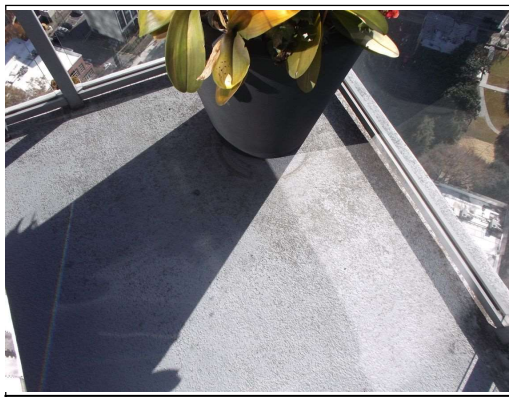
Top condo (penthouse level))



Fire station to the south east corner



Stains in the balcony floor paint finish



Stains in the balcony floor paint finish

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

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

Fascia

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☒ Stucco ☐ Other

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

Caulking

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows

Material ☐ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl Clad **Screens** ☐ Glazing Compound/Caulk needed
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Failed/Fogged Insulated Glass ☐ Wood rot ☐ Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible ☐ Other _____
Condition ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated
Concrete Slab ☐ N/A ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Service Entry

Service Entry ☒ Underground ☐ Overhead ☐ Weather head/mast needs repair ☐ Overhead wires too low
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Exterior receptacles ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No **Condition** ☒ Satisfactory ☐ Marginal ☐ Poor
GFCI present ☒ Yes ☐ No **Operable:** ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Exterior Roof
Brand: Ameristar **Model #:** General **Approx Age:** Owner Verify
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

Exterior General Comments:**Major Concern:**

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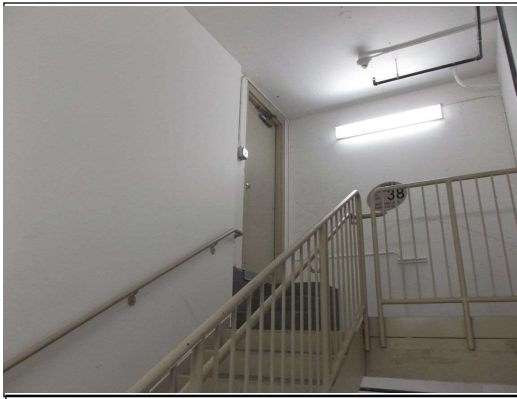
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Item to Monitor:

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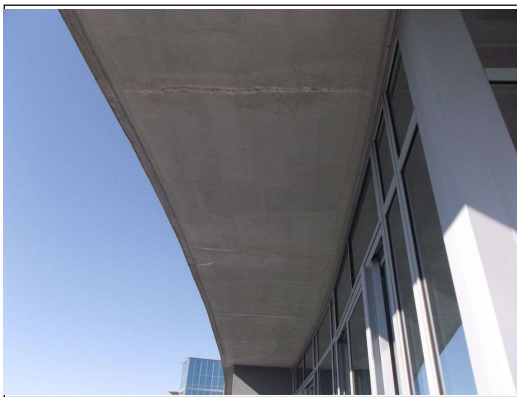
Exterior Pictures



Door to the roof locked



Stairwell door propped open with a block



Movement cracks across balcony ceiling



Crack in balcony ceiling

Garage/Carport

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

Gutters/Eavestrough

Condition
☒ Same as house
 ☒ Satisfactory
 ☐ Marginal
 ☐ Poor

Siding

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

Condition
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend Repair/replace
 ☐ Recommend painting

Trim

Material
☒ Same as house
 ☐ Wood
 ☐ Aluminum
 ☐ Vinyl

Condition
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend Repair/replace
 ☐ Recommend painting

Floor**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair ☐ Safety hazard**Burners less than 18" above floor** ☐ Yes ☐ No ☒ N/A**Sill Plates****Condition** ☒ Not Visible ☐ Floor level ☐ Elevated ☐ Rotted/Damaged ☐ Recommend repair**Overhead Door(s)****Material** ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Composite ☐ Recommend repair**Condition** Satisfactory ☐ Hardware loose ☐ Safety Cable Recommended ☐ Weatherstripping missing/damaged ☐ Loose**Exterior Service Door****Condition** ☐ Damaged/Rusted ☒ Satisfactory ☐ Marginal ☐ Poor**Electrical Receptacles****Reverse polarity** ☒ Yes ☐ No **Open ground** ☐ Yes ☐ No ☐ Safety Hazard**GFCI Present** ☐ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring ☐ Recommend GFCI Receptacles**Fire Separation Walls & Ceiling** ☒ Present ☐ Missing**Condition** ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)**Moisture Stains Present** ☐ Yes ☒ No **Typical Cracks** ☐ Yes ☐ No**Fire door** ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory**Auto closure** ☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing

Electrical

Main panel**Location** In Laundry **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: Panel cover has been sealed to the wall with paint and sheetrock mud

Electrical General Comments:

Major Concern:

Distribution panel has been glazed over with paint and sheetrock mud and could not remove for fear of damaging wall finishing. It is advised to have cover removed, photos taken of the panel and circuit board and emailed or text for observation (Inspector: info@ppinspect.com, 404-617-4973).

More than 6 breakers in the distribution panel and no main disconnect.

Maintenance:

Because of the numerous Smart control panels, Smart light switch controls, media components and systems, it is advised to verify all operation manuals and warranties. It is advised to ask the seller to tour the home with the buyers to get a understanding of how the systems work as a whole.

There is a open electrical outlet box in the living room ceiling on the right side of the fireplace (needs cover plate or fixture).

One light did not illuminate in the office when lights switched on.

Electrical Pictures



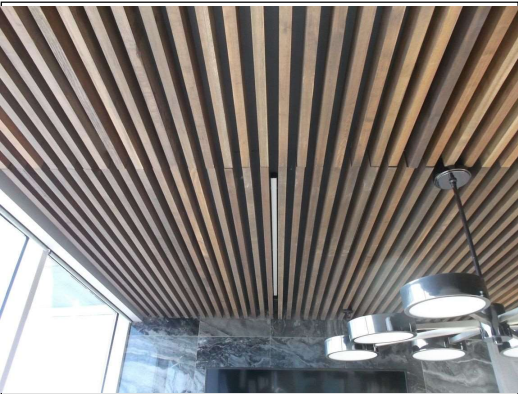
Panel cover sealed to the wall (paint, mud)



More than 6 breakers in panel no main switch



Open outlet box in Living room ceiling



One light fixture no operating in office

Plumbing

Water service

Main shut-off location: In utility closet

Water entry piping ☐ Not Visible ☒ Copper/Galv ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☒ PEX Plastic ☐ Lead

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☒ PEX Plastic
☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor **Flow** ☒ Satisfactory ☐ Marginal ☐ Poor

☐ Water pressure over 80 psi ☐ Recommend plumber evaluate ☐ Recommend pressure regulator box

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal ☐ Cross connection: ☐ Yes ☒ No
☐ Not Visible

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass ☐ Polyethylene ☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor **Support/Insulation** ☒ N/A **Type:**

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended **Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☒ N/A ☐ Yes ☐ No **Leaking:** ☐ Yes ☐ No

Gas entry piping ☐ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☒ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Water heater

Brand Name: AO Smith

Capacity: 2x48 gl **Approx. age:** 2019 and 13 week

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

Comments The water heaters build date is the year of 2019 and the 13 week, Serial#1913114257416 the 1st 4 digits are year and week.

Major Concern:

Water pipes traveling across the utility closet floor at the doorway were poorly placed to prevent movement and damage. Pipes should have been installed close to the floor on thin wood, and covered with a box, chase or on a running board.

The water did not get fully hot at all faucets (kitchen, baths, laundry...). Verify if the water heater thermostats are turned down, thermostats governed or HOA restrictions on temperature setting.

Maintenance:

The expansion tank above the water heater is supported with the water pipe which can cause damage. The expansion tank should have independent supports.

There are water pipes passing across the utility room doorway entry and are not supported on blocks nor braced to prevent movement can be damaged if disturbed. have a certified plumber support and secure these pipes.

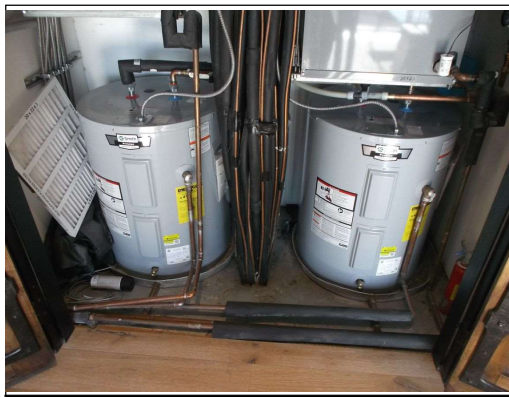
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Close all holes in walls below sink cabinets where sink drain pipes enter to prevent drafts and air infiltration.

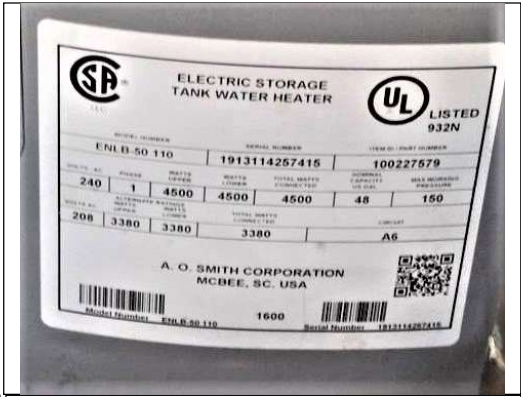
Plumbing Pictures



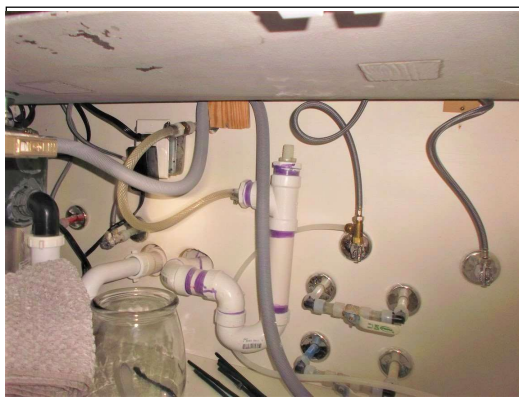
Expansion tank resting on the water pipe



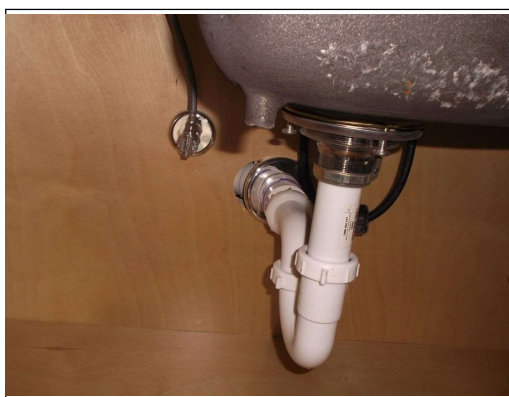
Pipes not protected nor properly supported



Water heater year 2019 week 13



The kitch. sink drain pipe has opening



Close all holes in walls at at sink pipes

Heating

Remove

Heating system

Unit #1 Brand name: Ameristar

Location Closet

System condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine Approx. age: 2+Energy source ☐ Gas ☒ Electric ☐ Oil ☐ LP ☐ Solid fuel OtherWarm air system ☒ Belt drive ☐ Direct drive ☐ Gravity ☐ Central system ☐ Floor/wall unitHeat exchanger ☒ N/A ☐ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted ☐ Carbon/soot buildupCarbon monoxide ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not testedCombustion air venting present ☐ N/A ☐ Yes ☐ NoControls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observedDistribution ☒ Metal duct ☒ Insulated flex duct ☒ Cold air returns ☒ Duct board ☐ Asbestos-like wrap ☐ Safety HazardFlue piping ☒ N/A ☐ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair ☐ Not VisibleFilter ☐ N/A ☒ Standard ☐ Electrostatic ☐ Satisfactory ☒ Needs cleaning/replacement ☐ Missing ☐ Electronic not testedWhen turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not testedHeat pump ☐ N/A ☒ Supplemental electric ☐ Supplemental gasSub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☒ No

Heating General Comments:**Major Concern:**

Cannot verify but, can hear the heat pump condenser or HVAC system hum when in the master bedroom (on the roof)

Maintenance:

Air filters dirty advised to replace. It is advised to have the air ducts, furnaces, plenums and air handlers professionally cleaned.

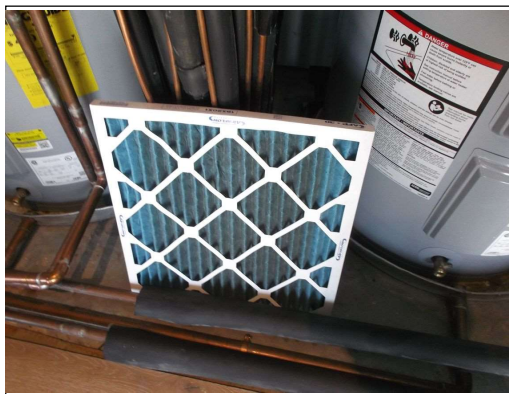
It is advised to wash or clean the return air opening screen above the utility closet doors.

Seller please provide all operation manuals for smart controls and tour the condo with the buyer to explain operating them.

Heating Pictures



Furnaces located in the hall closet



Air filter dirty



Verify return air screen has been cleaned

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Ameristar

Location: Roof

Approx. age: 2019

☒ Central system ☐ Wall unit

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory

Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain ☐ Other _____

Secondary condensate line/drain Present: ☒ Yes ☐ No **Needed:** ☐ Yes ☐ No ☐ Primary pan appears clogged

☐ Recommend technician evaluate

Operation Differential: _____ ☒ Not operated due to exterior temperature

condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service

Cooling General Comments:**Maintenance:**

Could not access the AC condenser on the roof. The door to the roof was locked at the time of the inspection. It is advised to take photos of the AC unit for this condo and text or email to the buyer or inspector (info@ppinspect.com, 4046174973).

Could hear a hum in the master bedroom when the HVAC system was operating. Verify there are proper sound dampers placed under the condenser on the roof or sound isolation materials in place.

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:

Cabinet drawers bump when opening and closing at the cabinet to the right of the stove. Wall cabinet shelf detached at the cabinet over the counter coffee maker.

There appears to be a opening in the sink drain pipe riser in the cabinet. Verify there is no mechanical vent missing at this location. If the waste pipe system has a vent in the pipe's system somewhere else, then the hole can be simply closed and no mechanical vent needed.

The sink faucet's extended spouts or goose necks are loose at the bodies and faucets pour back to the sink rim.

Cabinet door has loose hinges on the right above the refrigerator.

Kitchen Pictures



Drawers bump



Faucets loose at the body



Cabinet shelf detached over coffee bay



Opening at the top of the sink drain pipe



Loose hinges at right wall cabinet door

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

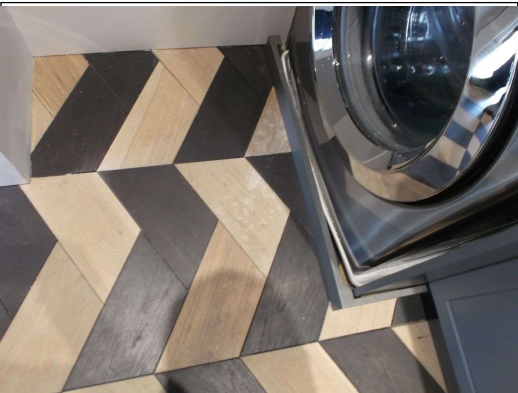
Gas Shut-off Valve: ☐ N/A ☐ Yes ☐ No ☐ Cap needed ☐ Safety Hazard ☐ Not Visible

Laundry General Comments:

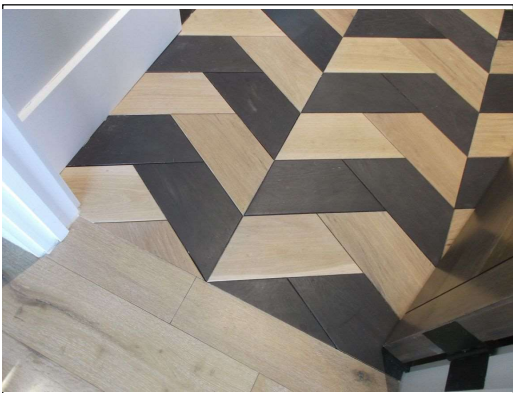
Maintenance:

There appears to be stains in the floor tile in front of the washer. There appears to be a separation in the floor tiles (hump) where entering the laundry room.

Laundry Pictures



stains in the floor tile at the washer



Hump in the floor tile at seam

Rooms

Location:Main Level

Type:Great Room Areas, Office...

Walls & Ceiling

☒ Satisfactory☐ Marginal☐ Poor☐ Typical cracks☐ Damage

Moisture stains

☐ Yes☒ NoWhere:

Floor

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

Electrical

Operable:☒ Yes☐ NoSwitches:☒ Yes☐ No☐ OperableReceptacles:☒ Yes☐ No☐ Operable

Open ground/Reverse polarity:

☐ Yes☐ No☐ Safety Hazard☐ Cover plates missingHoles:☒ N/A☐ Doors☐ Walls☐ Ceilings

Heating source present

☐ Yes☐ No☐ Not visibleEgress 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:

There is a missing cover plate or fixture in the greatroom ceiling at the right side of the fireplace. There is a slight bend in the balcony door bottom track at the left side.

There is one ceiling light not illuminating at the office. The office door closes after opening. Missing door stops at the utility closet doors. Couple of missing door stops.

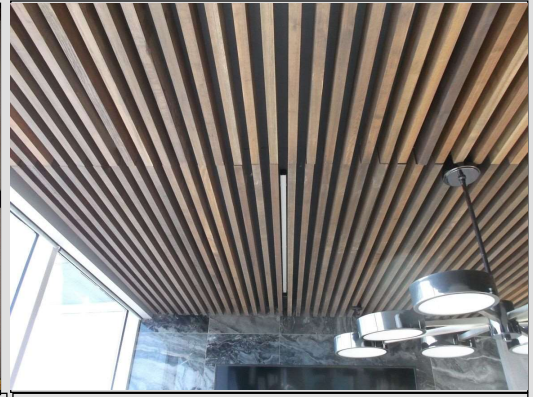
Rooms Pictures



Missing fixture or cover to right of fireplace.



Office door closes after opening



Office light not illuminate when switched on.

Room 2

Room

Location: Main level**Type:** Hall, Beds, Closets...**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

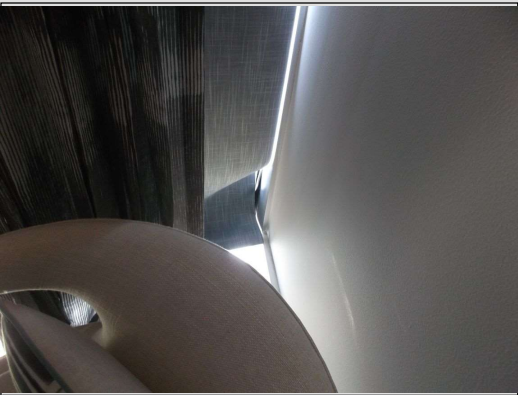
Open ground/Reverse polarity: ☐ Yes ☒ No
 ☐ Safety Hazard
 ☐ Cover plates missing
Heating source present
☒ Yes
 ☐ No
Holes:
☐ Doors
 ☐ Walls
 ☐ Ceilings
Bedroom Egress restricted
☐ N/A
 ☐ Yes
 ☒ No
Doors
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Cracked glass
 ☐ Evidence of leaking insulated glass
 ☐ Broken/Missing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

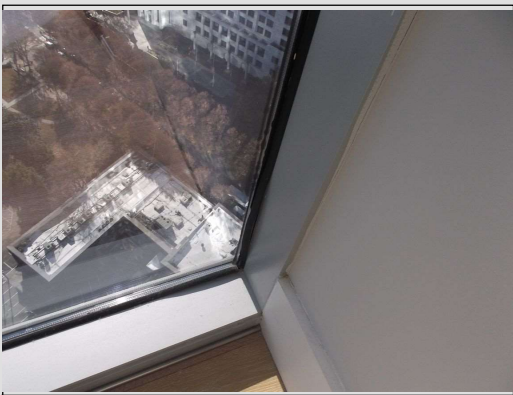
Maintenance:

The right bedroom right window shade is not balanced or plumb causing the blind to strike the baseboard and kink when closing. The right bedroom window glass gasket appears to be detaching from the wall frame at the right side at the bottom of the wall. The right bedroom left window glass appears to be slightly fogged (verify).

Room2 Pictures



Window shade kinks at baseboard



Gasket slightly detaching at right window

Room 3

Room	
Location:	Main Level
Type:	Master Bedroom

Walls & Ceiling

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains

☐ Yes ☒ No

Where:

Floor

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

Electrical

Operable:

☒ Yes ☐ No

Switches:

☒ Yes ☐ No ☐ Operable

Receptacles:

☒ Yes ☐ No ☐ Operable

Open ground/Reverse polarity:

☐ Yes ☒ No ☐ Safety Hazard ☐ Cover plates missing

Heating source present

☒ Yes ☐ No

Holes:

☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted

☐ N/A ☐ Yes ☒ No

Doors

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Windows

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Ceiling fan

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

Room 3 General Comments:

Major Concern:

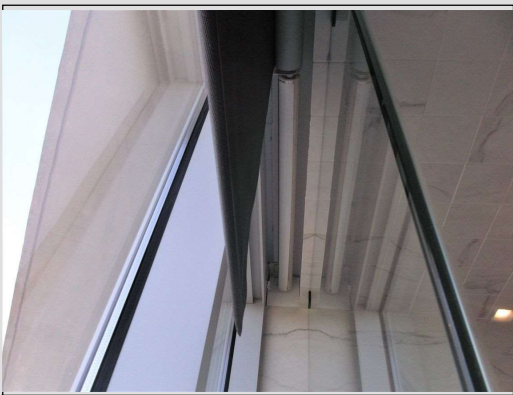
Master Bedroom: Can hear a hum from the ceiling in the master bedroom while the HVAC system is operating. Verify AC condenser or compressor is installed on sound damper on the roof or isolation pads.

In the master closet there is a top drawer door that bumps at the right side. Missing roller blind at the master bath.

Room3 Pictures



Top drawer bumps



Blind missing at master bath

Bathroom 1

Location:

Great Room

Type:

1/2

Sinks

Faucet leaks:

☐ Yes

☒ No

Pipes leak:

☐ Yes

☒ No

Tubs

☒ N/A

Showers

☒ N/A

Toilet

Bowl loose:

☐ Yes

☒ No

Operable:

☒ Yes

☐ No

☐ Cracked bowl

☐ Toilet leaks

Shower/Tub area

☐ Ceramic/Plastic

☐ Fiberglass

☐ Masonite

☐ Other

Condition

☐ Satisfactory

☐ Marginal

☐ Poor

☐ Rooted floors

Caulk/Grouting needed:

☐ Yes

☐ No

Drainage

☒ Satisfactory

☐ Marginal

☐ Poor

Water flow

☒ Satisfactory

☐ Marginal

☐ Poor

Moisture stains present

☐ Yes

☒ No

☐ Walls

☐ Ceilings

☐ Cabinetry

Doors

☐ Satisfactory

☐ Marginal

☐ Poor

Window

☒ None

☐ Satisfactory

☐ Marginal

☐ Poor

Receptacles present

☒ Yes

☐ No

Operable:

☒ Yes

☐ No

GFCI

☒ Yes

☐ No

☐ Recommend GFCI

Operable:

☒ Yes

☐ No

Open ground/Reverse polarity

☐ Yes

☒ No

Potential Safety Hazard

☐ Yes

☒ No

☐ Recommend GFCI Receptacles

Heat source present

☒ Yes

☐ No

Exhaust fan

☒ Yes

☐ No

Operable:

☒ Yes

☐ No

☐ Noisy

Bathroom 1 General Comments:

Maintenance:

1/2 bath water did not get hot at the sink. Verify exhaust fan draft.

Bathroom1 Pictures



1/2 Bath

Bathroom 2

Location: 1st Bed Bath **Type:** 3/4 bath

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:

1st bedroom bath shower head leaks at the fitting. Water did not get fully hot. Verify exhaust fan operational or natural draft by building.

Bathroom2 Pictures



Shower head leaks at the fitting

Bathroom 3

Location: 2nd Bed Bath

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 3 General Comments:

Maintenance:

2nd bedroom bath massage door closes after opening, glass fogged at the left window.

Bathroom 4

Location: Master Bath **Type:** Full

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

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

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

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

Shower/Tub area ☒ Ceramic/Plastic ☒ Fiberglass ☐ Masonite ☐ Other

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor **Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor **Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Bathroom 4 General Comments:

Maintenance:

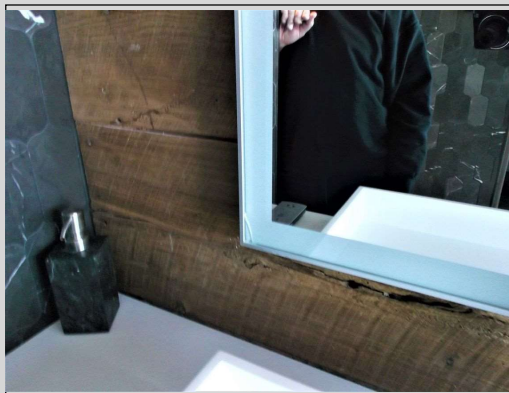
Master bath window shade missing at the right window roller. Toilet closet light did not illuminate when light switches were operated. The mirror has a crack at the left bottom corner. The lights did not illuminate around the mirror glass.

Verify the toilet flush is not defective. Water was weak and slow to drain out.

Bathroom4 Pictures



Shade missing



Mirror cracked/lights not illuminating



Toilet slow flush?

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

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

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

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

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