

PROPERTY INSPECTION REPORT



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



500 Semira St. SW. Atlanta, GA.

Inspection Date:

Sep 27, 2021

This confidential report is prepared exclusively for:

kristen Polk

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	1998
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	84

THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

Report Summary

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

Major Concerns

Exterior

The stucco is in contact with the soil. Where stucco contact soil there can be termite intrusion, moisture intrusion and rot under certain conditions. There are major cracks in the stucco at the front and various other areas.

Missing bead of caulk around light fixtures and electrical boxes attached to the stucco,

Gutter downspouts pour at the foundation shall be routed 3 feet away. Missing gutters at the front porch roof. Missing short gutter at the upper front roof on the right side. Roof water over shoots the rear gutter above the right door.

There is water damage to wood fascia boards at some areas at the front.

There is defective roof-to-wall flashing at some stucco areas causing water to get into the walls (garage, front porch, great room...)

The front door has water damage and door lock not latching, the rear storm doors have water damage, several windows have water damage, some window screens have rot and holes, some windows glass seals are defective. Window screens missing some areas. The patio door transom glass has a defective seal between glass. The step up to the patio doors are slightly high and can be a trip hazard for some.

Electrical

It is advised to have a professional electrician check, service and repair electrical system for safety. There is a hole in the back of the distribution panel that can let sparks escape into the storage room wall.

Cooling

The AC units may be nearing the end of use or will need ongoing repairs to maintain operation.

Room2

Dry water stains on the master bedroom wall behind the fireplace.

Maintenance

Grounds

The soil has poor slope away from the right side of the building. There are sink holes in the yard at the front and the rear of the home.

The storage buildings at the rear yard have wood and siding contacting the soil and there is wood rot. The front storage building floor has rot. The storage buildings electrical outlets did not trip when tested (verify outlets are GFCI protected).

The mail box is leaning at the street.

Exterior

There is a missing air intake vent cover on the side of the chimney seen from the patio.

Roof

There are some loose shingles at the front porch roof. There are damaged shingles at the front roof ridge at several peaks. There is pipe flashing installed on top of shingles and face nailed. There is a TV dish and a bracket bolted to the roof at the left side of the house near the rear corner. Roof-to wall flashing installed improperly at several areas causing roof water to get into walls at the front, garage and rear of the home. There appear to be some loose shingles at the roof valley near the over the rear kitchen area.

The gas vent pipe rises up too high above the roof deck at the right side of the house. The rear metal chimney cap is bent.

It is advised to have a professional roofer check and service the roof shingles to extend the life of the roof covering. Chimney cap needs painting.

Garage

There is water damage to the vehicle door frames at the bottoms. There is roof water intrusion at the back wall of the garage (may be water damage and rot in wall). Some shingles are buckling at the garage roof near the upper roof. Some garage outlets did not trip when tested. There were ants and ant mounds on the garage floor near the vehicle door frames (contact pest control company).

The 2 car door would no go down unless button held down. Outlets in the garage and storage room were not GFCI protected.

Plumbing

Water pipes not wrapped with pipe insulation at the utility rooms (can freeze under certain conditions); copper and steel pipe join without dielectric fittings above the water heaters can cause corrosion under certain conditions; the water heater drain pan is crushed at the utility room on the garage side of the house; expansion tank supported on the water pipe can cause damage;

Cooling

One AC unit appears worn and one AC appears to be original to the house. The upstairs AC system did not cool the home and the 1st floor AC cooled marginally. It is advised to have a certified HVAC tech check, service, repair and replace defective components. Refrigerant line insulation damaged and missing at the exterior and at the attic. AC electrical conduit is not clamped to the exterior wall (movement can cause damage to electrical cables).

Kitchen

The dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting (sink waste water can go back into dishwasher drain pipe). The disposal electrical conduit has detached from the disposal which can cause wire damage and shock hazard. Electrical conduit detached from the outlet box in the island cabinet. The sink faucet does not shut water off properly (drips). The gas stove left burners would not light properly.

The kitchen appliances appear to be original the the home and may be nearing the end of good use.

Breakfast room window glass seals broken.

Laundry

Dryer vent terminal installed too close to the ground outside the garage wall

Room1

There are dry stains on the great room ceiling above the fireplace. There is water damage in the exterior wall at the great room. The foyer flooring and wall have water damage near the front door. Carpet stained at several areas. The foyer flooring has slight swelling. The foyer floor has a slight slope towards the front door.

Room3

2nd level floors popping at several areas. The hall floor slopes down to the left bedroom doorway. Carpet stains noted at several areas.

Bathroom1

1/2 bath exhaust fan has slight hum when operating.

Bathroom3

2nd floor front bath light switch not operating lights, toilet door rub frame.

Bathroom4

Master bath jetted tub not operating, tub stopper defective, can hear ac line humming in the wall, sink cabinet doors and drawers finish is worn, some lights not illuminating, slight stains on sink cabinet floors,

Interior

Attic has poor insulation coverage, debris in attic, attic flooring weak some areas. Bath fan exhausts into the attic (duct disconnected). Can see daylight at the fascia board at the front of the attic. Cannot verify there are proper spacer clips between roof decking structural panels (used to create a air space between panels for expansion).

Several smoke alarms did not operate when tested.

Window glass seals broken at the breakfast room transom glasses and above the doors to the patio.

Grounds

Service Walks

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

Stoops/Steps

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

Deck/Balcony

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

Fence/Wall

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

Driveway/Parking

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

Landscaping affecting foundation

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

Retaining wall

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

Hose bibs

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

Ground General Comments:

Maintenance:

The soil has poor slope away from the right side of the building. There are sink holes in the yard at the front and the rear of the home.

The storage buildings at the rear yard have wood and siding contacting the soil and there is wood rot. The front storage building floor has rot. The storage buildings electrical outlets did not trip when tested (verify outlets are GFCI protected).

The mail box is leaning at the street.

Grounds Pictures



Sink holes in yard



Poor soil slope away from foundation



Water damage at storage buildings



Outlets not GFCI protected at storage bldgs.

Exterior

Chimney(s)

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

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of House
Brand: Ducane and other Unknown **Model #:** general **Approx Age:** 1998/2018

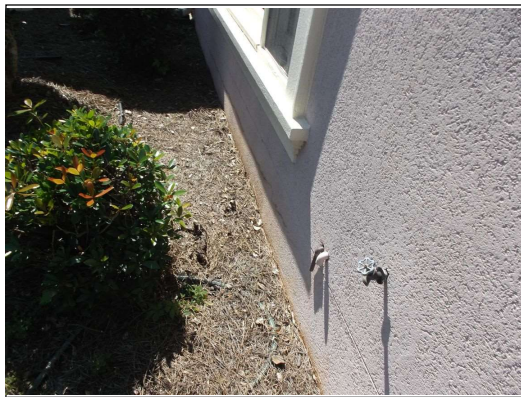
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
 Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps):
Level Yes No Recommend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

Exterior General Comments:

Major Concern:
 The stucco is in contact with the soil. Where stucco contact soil there can be termite intrusion, moisture intrusion and rot under certain conditions. There are major cracks in the stucco at the front and various other areas.
 Missing bead of caulk around light fixtures and electrical boxes attached to the stucco,
 Gutter downspouts pour at the foundation shall be routed 3 feet away. Missing gutters at the front porch roof. Missing short gutter at the upper front roof on the right side. Roof water over shoots the rear gutter above the right door.
 There is water damage to wood fascia boards at some areas at the front.
 There is defective roof-to-wall flashing at some stucco areas causing water to get into the walls (garage, front porch, great room...)
 The front door has water damage and door lock not latching, the rear storm doors have water damage, several windows have water damage, some window screens have rot and holes, some windows glass seals are defective. Window screens missing some areas. The patio door transom glass has a defective seal between glass. The step up to the patio doors are slightly high and can be a trip hazard for some.

Maintenance:
 There is a missing air intake vent cover on the side of the chimney seen from the patio.

Exterior Pictures



Stucco in soil/no anti siphon device on faucet



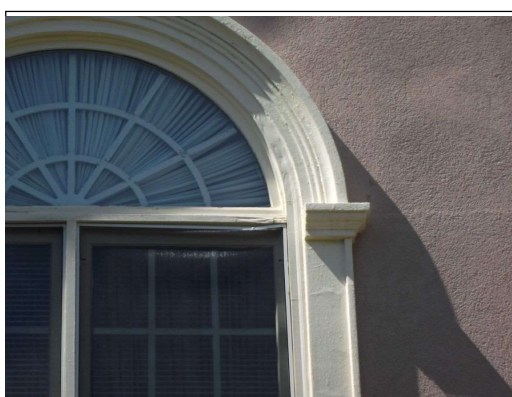
Stucco cracks, trim rot, missing gutter at porch



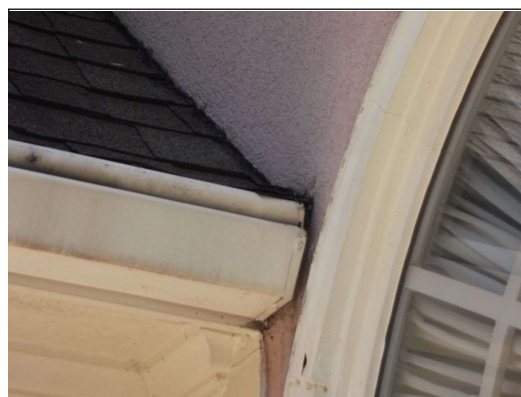
Water damage at front door and in wall



Water damage front and rear windows



Water damage at several windows/cracks



Defective roof-to-wall flashing 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 1998
 Location South
 Style Hip
 Type Asphalt shingles

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

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

Condition 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:

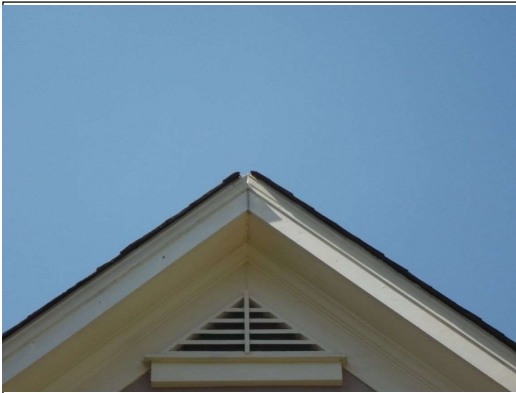
Maintenance:

There are some loose shingles at the front porch roof. There are damaged shingles at the front roof ridge at several peaks. There is pipe flashing installed on top of shingles and face nailed. There is a TV dish and a bracket bolted to the roof at the left side of the house near the rear corner. Roof-to wall flashing installed improperly at several areas causing roof water to get into walls at the front, garage and rear of the home. There appear to be some loose shingles at the roof valley near the over the rear kitchen area.

The gas vent pipe rises up too high above the roof deck at the right side of the house. The rear metal chimney cap is bent.

It is advised to have a professional roofer check and service the roof shingles to extend the life of the roof covering. Chimney cap needs painting.

Roof Pictures



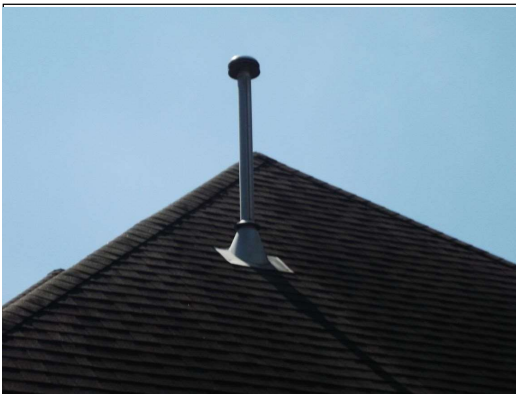
Broken ridge shingles at the front gables



Missing shingle



Cracks in stucco and detaching shingles



Gas vent pipe rises up too high above roof



Flashing on top shingles face nailed



Defective or loose shingles at rear valley

Garage/Carport

ADD

Type

- None
 Attached
 Detached
 1-Car
 2-Car
 3-Car
 4-Car

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

- Operable
 Inoperable
 Need(s) adjusting
 Safety hazard
 Photo eyes and pressure reverse tested

Roofing

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

Gutters/Eavestrough

Condition Same as house Satisfactory Marginal Poor

Siding

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

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other

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

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

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair

Condition Satisfactory Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose

Exterior Service Door

Condition Damaged/Rusted Satisfactory Marginal Poor

Electrical Receptacles

Reverse polarity Yes No **Open ground** Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles

Fire Separation Walls & Ceiling

Present Missing

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No **Typical Cracks** Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Auto closure N/A Satisfactory Inoperative Missing

Garage/Carport General Comments:**Maintenance:**

There is water damage to the vehicle door frames at the bottoms. There is roof water intrusion at the back wall of the garage (may be water damage and rot in wall). Some shingles are buckling at the garage roof near the upper roof. Some garage outlets did not trip when tested. There were ants and ant mounds on the garage floor near the vehicle door frames (contact pest control company).

The 2 car door would no go down unless button held down. Outlets in the garage and storage room were not GFCI protected.

Garage/Carport Pictures



Defective shingles



Rot at vehicle door frames at the bottoms



Water enter wall at back of garage



Ants on the floor



Water damage in garage back wall



Water damage filled with putty and painted

Electrical

Main panel

Location Storage Room
 Condition Satisfactory Marginal Poor
 Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses
 Appears grounded Yes No Not Visible

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

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

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

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

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

Not evaluated Reason: _____

Electrical General Comments:

Major Concern:

It is advised to have a professional electrician check, service and repair electrical system for safety. There is a hole in the back of the distribution panel that can let sparks escape into the storage room wall.

Maintenance:

There is a hole in the back of the distribution panel that can let sparks escape (should be closed). There is electrical conduit traveling around the wall at the patio that is not clamped to the patio or wall (movement can cause damage to electrical cables). Electrical outlets at water heaters are not GFCI protected. There are two neutral wires connected to one breaker in the panel (verify OK). The distribution panel box was installed too close to the right wall to have easy access.

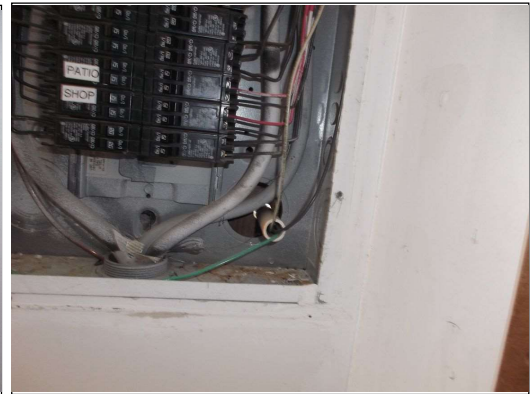
Electrical Pictures



Conduit not fastened to patio or wall



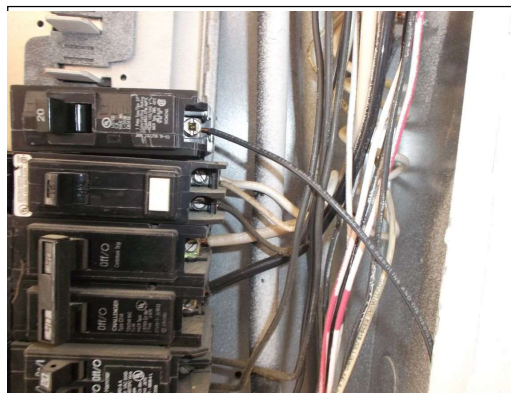
Outlet at water heater closet not GFCI



Hole in panel box wall is fire safety issue



Side wall too close to panel door



Two neutrals connected to a breaker

Plumbing

Water service

Main shut-off location: Front of house

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: 2x50

Approx. age: 3+

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

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

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

Condition Satisfactory Marginal Poor

Plumbing General Comments:

Maintenance:

Water pipes not wrapped with pipe insulation at the utility rooms (can freeze under certain conditions); copper and steel pipe join without dielectric fittings above the water heaters can cause corrosion under certain conditions; the water heater drain pan is crushed at the utility room on the garage side of the house; expansion tank supported on the water pipe can cause damage;

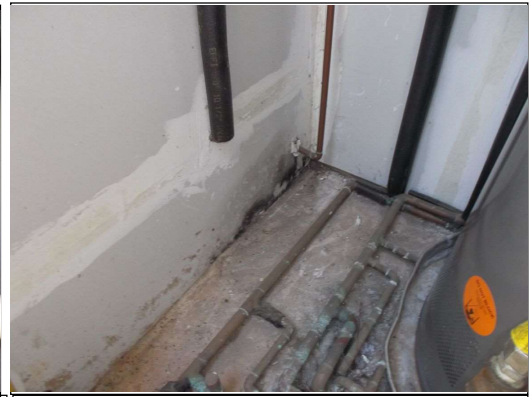
Plumbing Pictures



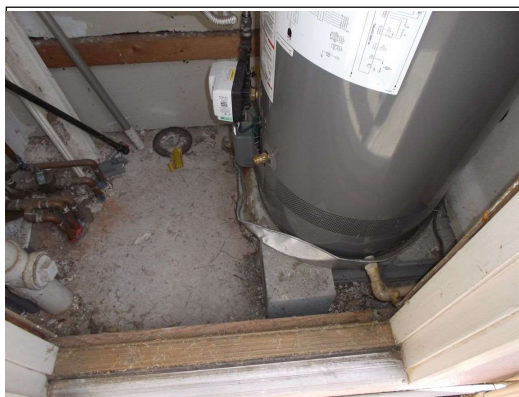
Pipes not wrapped in insulation



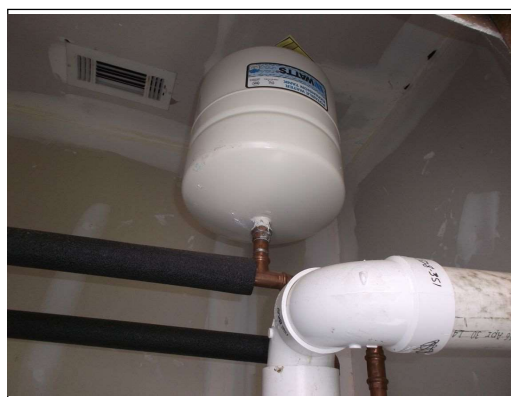
Copper and steel join w/o dielectric fittings



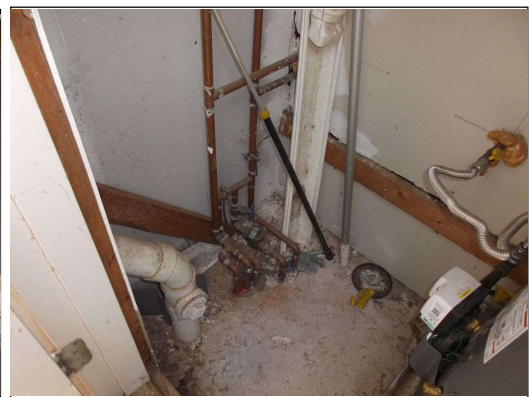
Water damage at front utility room



Drain pan crushed



Expansion tank rest on water pipe



Pipes not wrapped in insulation

Heating

[Remove](#)

Heating system

Unit #1 Brand name: Carrier X 2

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 1998

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:**

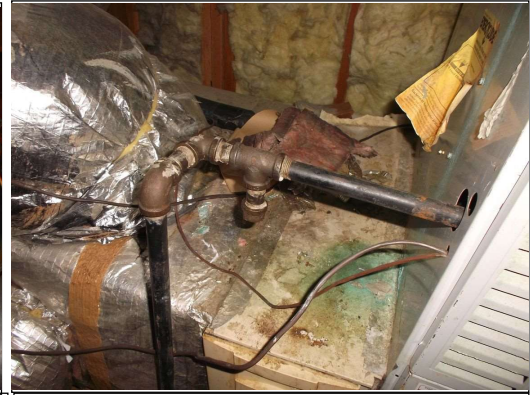
Furnaces appears to be original to the home 1998. They may be in the last years of good use. There is a humidifier attached to the left furnace that appears to have a defective attachment. Gas pipes leading to the furnaces have improper sediment traps (trash in gas). Some gas companies will not turn gas on where there is a safety issue.

Heating Pictures

Furnaces appear to be aging



Defective attached dehumidifier



Improper sediment trap in gas pipe

Cooling System**Heat Pump - A/C Unit #1**

Brand Name: Ducane and Carrier

Location: Side of house

Approx. age: 98

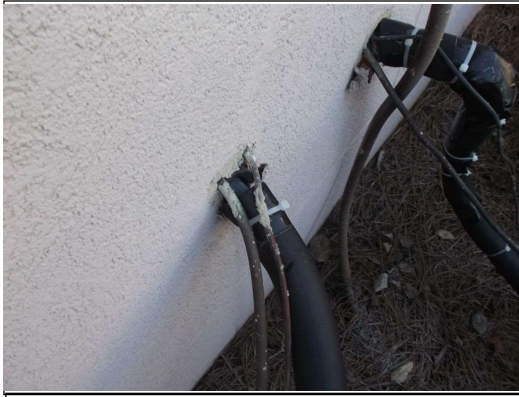
 Central system Wall unit**Evaporator coil** Satisfactory Not Visible Needs cleaning Damaged**Refrigerant lines** Leak/Oil present Damage Insulation missing Satisfactory**Condensate line/drain** To exterior To pump Floor drain Other**Secondary condensate line/drain Present:** Yes No **Needed:** Yes No Primary pan appears clogged Recommend technician evaluate**Operation** Differential: OK Not operated due to exterior temperature**condition** Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service**Cooling General Comments:****Major Concern:**

The AC units may be nearing the end of use or will need ongoing repairs to maintain operation.

Maintenance:

One AC unit appears worn and one AC appears to be original to the house. The upstairs AC system did not cool the home and the 1st floor AC cooled marginally. It is advised to have a certified HVAC tech check, service, repair and replace defective components. Refrigerant line insulation damaged and missing at the exterior and at the attic. AC electrical conduit is not clamped to the exterior wall (movement can cause damage to electrical cables).

Cooling Pictures



Refrigerant line insulation missing in wall



AC units appear original to house



Missing refrigerant line insulation



Missing refrigerant line insulation



AC units appear original to house

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	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Trash Compactor	<input checked="" type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Dishwasher	<input type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	Exhaust fan	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Range	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Refrigerator	<input type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested
Oven	<input type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	Microwave	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Range/Oven	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		Cooktop	<input type="checkbox"/> N/A	Operable: <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:
 The dishwasher drain pipe is not high looped up to the counter and back down to the sink drain pipe before connecting (sink waste water can go back into dishwasher drain pipe). The disposal electrical conduit has detached from the disposal which can cause wire damage and shock hazard. Electrical conduit detached from the outlet box in the island cabinet. The sink faucet does not shut water off properly (drips). The gas stove left burners would not light properly.
 The kitchen appliances appear to be original the the home and may be nearing the end of good use.
 Breakfast room window glass seals broken.

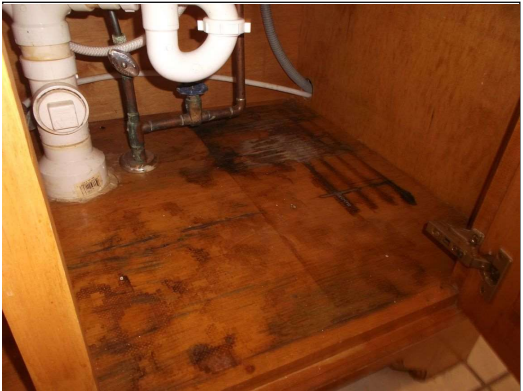
Kitchen Pictures



Conduit detached from disposal disposal wor



Dishwasher drain pipe not high looped



Sink cabinet floor stained



Conduit detaching from electrical box



Breakfast room window glass seals broken

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:

Dryer vent terminal installed too close to the ground outside the garage wall

Laundry Pictures



Dryer vent terminal too close to the ground

Rooms

Location: Main level

Type: Great Room, Halls, Rooms...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** Ceilings and walls

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:

There are dry stains on the great room ceiling above the fireplace. There is water damage in the exterior wall at the great room. The foyer flooring and wall have water damage near the front door. Carpet stained at several areas. The foyer flooring has slight swelling. The foyer floor has a slight slope towards the front door.

Rooms Pictures



Stains on great room ceiling



Water damage at foyer floor and wall



Water damage at great room wall

Room 2

Room

Location: 1st Floor

Type: Front of House

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** walls

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:

Dry water stains on the master bedroom wall behind the fireplace.

Maintenance:

Front rooms carpet stained and soiled; water intrusion at the exterior wall of the library. Front office carpet soiled and stained.

Room2 Pictures



May be water intrusion at front room wall



Dry stains on master bed wall

Room 3

Room

Location: 2nd Level

Type: Bedrooms

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:

Maintenance:

2nd level floors popping at several areas. The hall floor slopes down to the left bedroom doorway. Carpet stains noted at several areas.

Room3 Pictures



Hall floor slopes to left bed doorway

Bathroom 1

Location: 1st Floor Bath **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 exhaust fan has slight hum when operating.

Bathroom 2

Location: 2nd Floor rear bed bath **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 3

Location: 2nd Floor **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 3 General Comments:**Maintenance:**

2nd floor front bath light switch not operating lights, toilet door rub frame.

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 jetted tub not operating, tub stopper defective, can hear ac line humming in the wall, sink cabinet doors and drawers finish is worn, some lights not illuminating, slight stains on sink cabinet floors,

Interior

Windows/Glass

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

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

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

Fireplace 1

Location: Great Room

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

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

Mantel N/A Secure Loose Recommend repair/replace

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

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

Handrail N/A Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Stairs N/A **Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

Access limited by: _____ **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 3 inches Recommend baffles at eaves Damaged Displaced Missing Compressed

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

Ventilation Ventilation appears adequate Recommend additional ventilation

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

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

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other _____

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

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

Interior General Comments:

Safety Hazard:

There is an open chase in the attic leading from the lower floors that can let a fire enter the attic too fast (fill hole with fiberglass insulation batt).

Maintenance:

Attic has poor insulation coverage, debris in attic, attic flooring weak in some areas. Bath fan exhausts into the attic (duct disconnected). Can see daylight at the fascia board at the front of the attic. Cannot verify there are proper spacer clips between roof decking structural panels (used to create an air space between panels for expansion).

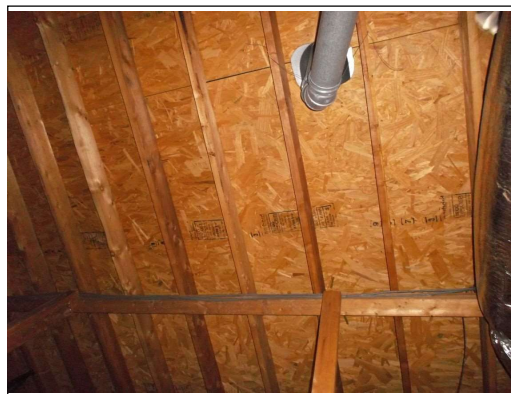
Several smoke alarms did not operate when tested.

Window glass seals broken at the breakfast room transom glasses and above the doors to the patio.

Interior Pictures



Poor insulation coverage



Missing spacer clips between panels



Pipe detached from exhaust fan



Poor insulation thickness



Open chase from the 1st floor

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