

PROPERTY INSPECTION REPORT



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683 River Valley Dr. Jonesboro, GA.

Inspection Date:

Jun 12, 2021

This confidential report is prepared exclusively for:

Maurice Sharpe

Prepared By:

PPREI

Report Number:

1604

Inspector:

Paris Pressley

Real estate agent/Broker:

Taylor Ingram

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:	1994
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground Cover:	Damp
Temperature:	81

THE HOUSE IN PERSPECTIVE

[Well Built / Repairs](#)

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.

The home was fully furnished at the time of inspection, could not see all areas, advised to do a final walk-through after vacated to verify conditions.

Major Concerns

Plumbing

Water pressure 109 psi which is too high (over 80 psi is too high, replace pressure reduction valve, can damage pipes and appliances); water heater gas vent pipe installed the wrong way (there should be single wall pipe connected to the water heater collar upward and after double wall (CO gas can spill out where single wall pipe enter top of the lower double wall pipe));

Potential Safety Hazards

Electrical

AC electrical conduit is not strapped to the foundation or wall can be moved and wires can be damaged; exposed electrical wire connections in the attic over the master bed ceiling;

Kitchen

There is no J-Trap nor mechanical vent in the sink drain pipe (can let sewer gas, methane gas and Radon gas into the house under certain conditions); dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe (can let sink water back into the dishwasher drain pipe); floor vinyl has a little damage at areas; water damage to sink cabinet floor; some cabinet doors hinges not closing properly;

Items to Monitor

Heating

There is slight rust on the furnace burner shield and ports and debris inside furnace controls area;

Maintenance

Grounds

Soil erosion at the right side of the house near the foundation (gutter overflow); large tree root growing towards the foundation where the condensate pipe pours in the soil; soil slopes to the foundation at the left side of the house; bricks stacked at the walkway may be a trip hazard (water pipe under stacked bricks at the front walkway); some wood fence boards damaged; wood fence needs pressure wash; moderate cracks in driveway; cannot verify wood deck properly bolted to the house; rear patio has settling crack and slopes away from the building; wood deck support posts rest on blocks and appears do-it-yourself;

Exterior

Gutters loose, downspouts pour at the foundation, downspouts missing elbows at some areas (route all downspouts 3 feet away from the foundation), debris in the gutters; chimney cap rusting and needs paint ASAP;

Siding needs pressure wash; siding has damage at some areas on the side; front window trim rotted; holes in the vinyl soffit at the left side of the house; some screens damaged; front window glass broken at the left; window glasses appear fogged at the front of the house at 1st level on the right side;

Water damage to the rear lower door frame at the bottom and threshold not fully supported, water damage to the patio door frame at the bottom and door bumps when closing; front storm door not closing properly and no pump closer installed;

Roof

Pipe flashing installed on top of shingles and face nailed can cause leaks over time; there is a TV dish bolted to the roof at the rear of the building (can cause leaks); there appears to be a patched shingle at the right side of the house near the gutter; the chimney cap is rusting and needs paint ASAP; there is a shingle repair at the rear over the kitchen area that appears to have dips in the roof decking (verify roof decking not damaged or defective);

Garage

Trim around the vehicle doors are interior door trim and this trim has water damage and detaching; vehicle doors need paint; there are no garage door openers installed; the door to the house threshold is not fully supported can be damaged if continued walking on; vehicle door frames contact the concrete floor can get water damage and attract termites (should be a air space between the wood frame and concrete floor);

Electrical

AC conduit is not strapped to the side of the house; the ground rod at the left side of the house rises too high above the ground (ground rods should be driven all the way down into the soil and only 1 inch above the ground); the main grounding wire is not secured to the side of the house can be damaged; there is a hole in the bottom of the distribution panel box can let sparks escape; several ground wires placed under one screw in the distribution panel; the rear exterior light at the door was on a sensor and did not illuminate when switched on in the house;

Plumbing

Main water pipe to the house appears to have been replaced in the front yard and there is a section of water pipe traveling across the walkway at the step and it is covered with bricks (exposed water pipe can be damaged and can freeze if main pipe exposed, main water pipe should be redirected under ground and under walkway); can see gray plastic water pipe at the wall in the garage (it has be verified that Polybutylene or gray water pipe can crack, split or leak under certain conditions); there are no anti siphon devices on exterior hose faucets;

Heating

Furnace appears to be original to the house, aging and may be in the last years of good use; there is peeling duct tape and sealant detaching where the air handler connects to the furnace and house air is blowing out at several areas at the plenum; there are calcium deposits on the furnace gas vent pipe which may indicate gas vent pipe corroding at some point;

It is advised to have a certified HVAC company check, service and repair conditions and maintenance;

Cooling

Condensate drain pipe pouring in the soil at the foundation should be routed down to the ground and 3 feet away from the foundation; missing and deteriorated refrigerant line insulation at the exterior; house appeared to not fully cool while AC system was operating; AC unit outside had a buzzing sound while operating;

It is advised to have a certified HVAC company check, service and repair system as needed for maintenance before closing (AC systems last about 19 years)

Laundry

Dryer exterior wall vent terminal missing door flap (replace)

Room1

Main Level: Carpet soiled; wood flooring at the front door has worn finish; hall floor squeaks at the upper level; carpet soiled at the upper level; carpet needs stretching; carpet shows wear at various areas;

Room2

Master bedroom floor squeaks, electrical outlet tested open ground, entry door closes, ceiling fan wobbles when operating,

Room3

Lower Level closet door not closing at bathroom, daylight at the weather strips at the rear exterior door; there is no closet in the lower room used as a bedroom;

Bathroom2

Main bath sink has rust and damaged finish at the overflow outlet, sink stopper defective, there is a stain in the tub floor, corrosion at the tub drain outlet, missing tub stopper in place, receptacle not GFCI protected; floor squeaks;

Bathroom3

Master Bath floor has major squeaking, floor vinyl torn near shower entry, stains in sink bowl, outlet did not trip when tested, missing caulk where toilet rest on the floor, shower faucet loose in the wall, excessive caulk where the shower door track rest on the shower floor curb; shower door glass needs cleaning;

Interior

Missing flooring around attic stair opening and leading to furnace can be a fall and safety hazard; the roof attic exhaust fan was not operating at the time of inspecting the attic; debris in attic; master bed ceiling insulation has been pulled back and sheetrock exposed; there are exposed electrical wire connections over the master bed ceiling is a fire and safety hazard;

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:

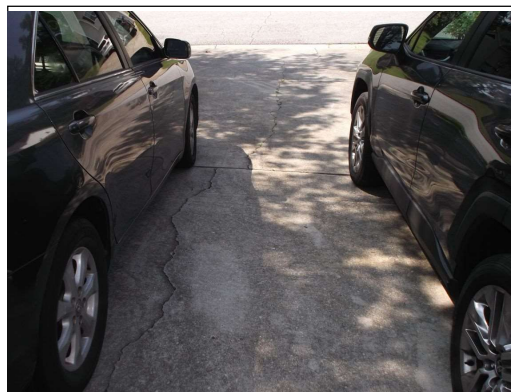
Maintenance:

Soil erosion at the right side of the house near the foundation (gutter overflow); large tree root growing towards the foundation where the condensate pipe pours in the soil; soil slopes to the foundation at the left side of the house; bricks stacked at the walkway may be a trip hazard (water pipe under stacked bricks at the front walkway); some wood fence boards damaged; wood fence needs pressure wash; moderate cracks in driveway; cannot verify wood deck properly bolted to the house; rear patio has settling crack and slopes away from the building; wood deck support posts rest on blocks and appears do-it-yourself;

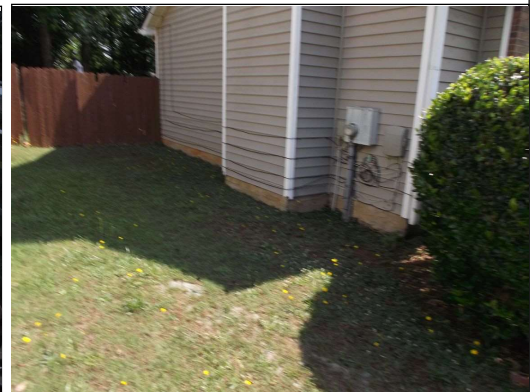
Grounds Pictures



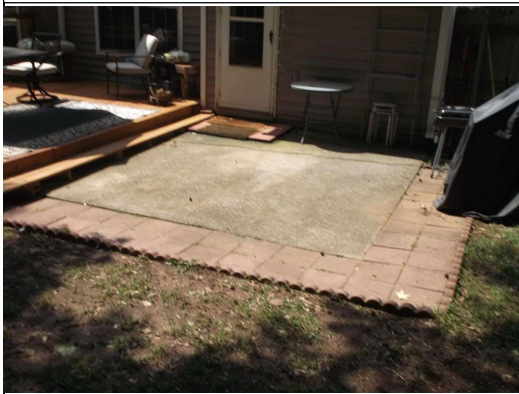
Soil erosion at the right side of the house



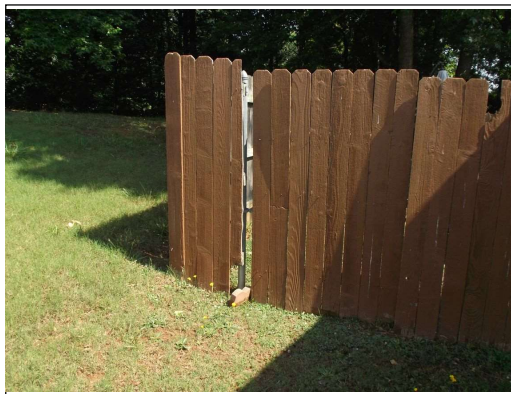
Moderate cracks in driveway



Soil slopes to the foundation left side



Patio crack and settling away



Fence wood damaged



Wood deck do-it-yourself

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 Torn** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of House
Brand: Rheem **Model #:** **Approx Age:**
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
 Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps):
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

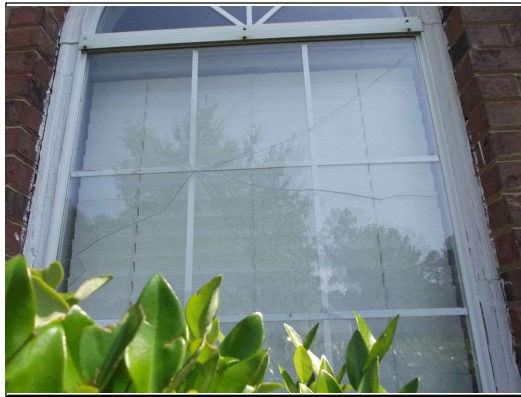
Maintenance:

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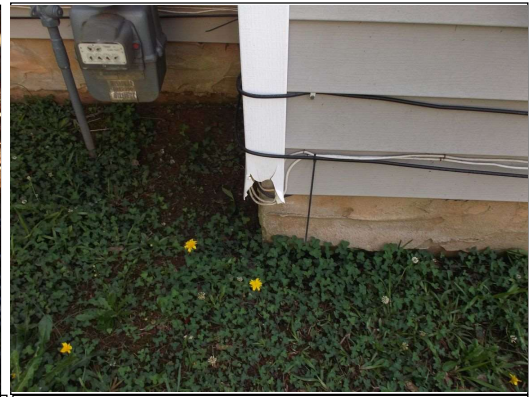
Exterior Pictures



Window glass broken



Rot at front window frame



Siding damage some areas



Rear doors rot and water damage



Holes in vinyl soffit left side



Window glass fogged at front of the house

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 4+

Location South

Style Gable

Type Asphalt shingles

Ventilation System

Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

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

Condition Satisfactory
 Rusted
 Missing
 Separated from chimney/roof
 Recommend Sealing

Skylights

Condition
 N/A
 Cracked/Broken
 Satisfactory
 Marginal
 Poor

Plumbing Vents

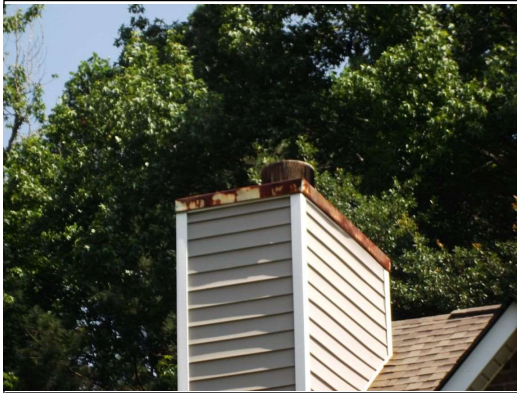
Condition
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Maintenance:

Pipe flashing installed on top of shingles and face nailed can cause leaks over time; there is a TV dish bolted to the roof at the rear of the building (can cause leaks); there appears to be a patched shingle at the right side of the house near the gutter; the chimney cap is rusting and needs paint ASAP; there is a shingle repair at the rear over the kitchen area that appears to have dips in the roof decking (verify roof decking not damaged or defective);

Roof Pictures



Chimney cap rusting and needs painting



Shingle appears patched at the right side



TV dish bolted to the roof can cause leaks



Shingle repair/waves in roof decking



Pipe flashing on top shingles face nailed



Flashing on top shingles face nail at bottom

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

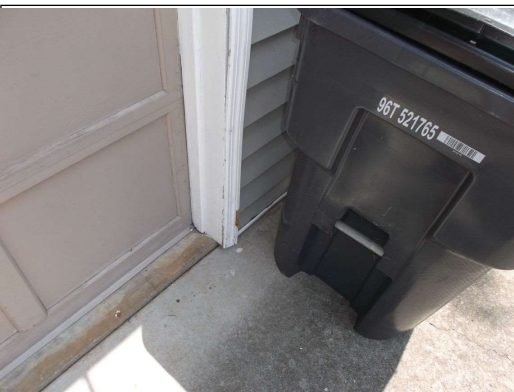
Auto closure N/A Satisfactory Inoperative Missing

Garage/Carport General Comments:

Maintenance:

Trim around the vehicle doors are interior door trim and this trim has water damage and detaching; vehicle doors need paint; there are no garage door openers installed; the door to the house threshold is not fully supported can be damaged if continued walking on; vehicle door frames contact the concrete floor can get water damage and attract termites (should be a air space between the wood frame and concrete floor);

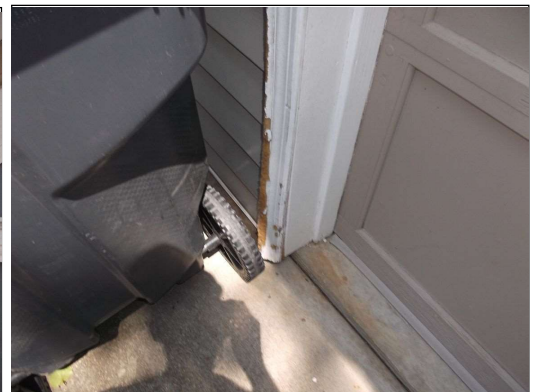
Garage/Carport Pictures



Vehicle door trim damaged wrong type



Door trim detaching



Water damage to door trim



Door frame contact the concrete floor

Electrical

Main panel

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

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

Breakers/Fuses Breakers Fuses
 Appears grounded Yes No Not Visible

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

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

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

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Electrical General Comments:

Safety Hazard:

AC electrical conduit is not strapped to the foundation or wall can be moved and wires can be damaged; exposed electrical wire connections in the attic over the master bed ceiling;

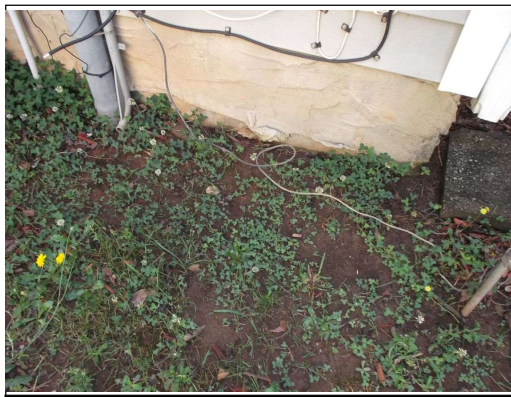
Maintenance:

AC conduit is not strapped to the side of the house; the ground rod at the left side of the house rises too high above the ground (ground rods should be driven all the way down into the soil and only 1 inch above the ground); the main grounding wire is not secured to the side of the house can be damaged; there is a hole in the bottom of the distribution panel box can let sparks escape; several ground wires placed under one screw in the distribution panel; the rear exterior light at the door was on a sensor and did not illuminate when switched on in the house;

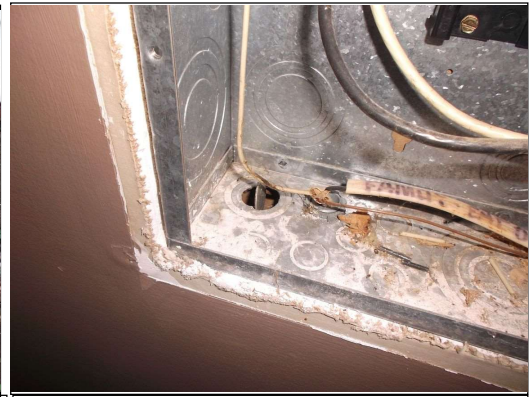
Electrical Pictures



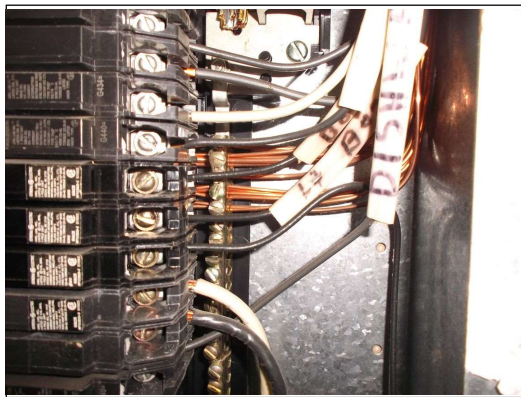
Ground rod not driven all the way in ground



Ground wire not strapped to wall



Hole in bottom of panel box can let sparks out



Ground wires bunched under 1 screw



AC electrical conduit not strapped to wall



Exposed wire connections in attic

Plumbing

Water service

Main shut-off location: At the front yard

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor **Flow** Satisfactory Marginal Poor

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

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

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

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

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

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

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: Rheem

Capacity: 40

Approx. age: 2020

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

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

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

Condition Satisfactory Marginal Poor

Plumbing General Comments:

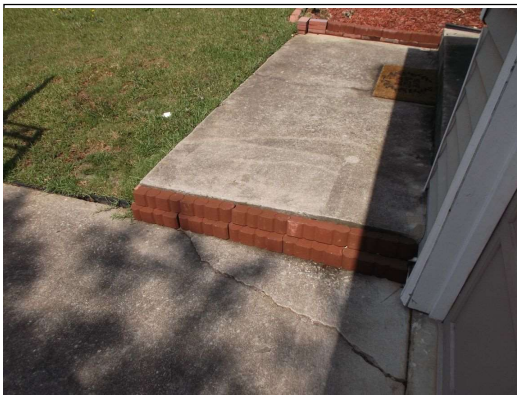
Major Concern:

Water pressure 109 psi which is too high (over 80 psi is too high, replace pressure reduction valve, can damage pipes and appliances); water heater gas vent pipe installed the wrong way (there should be single wall pipe connected to the water heater collar upward and after double wall (CO gas can spill out where single wall pipe enter top of the lower double wall pipe);

Maintenance:

Main water pipe to the house appears to have been replaced in the front yard and there is a section of water pipe traveling across the walkway at the step and it is covered with bricks (exposed water pipe can be damaged and can freeze if main pipe exposed, main water pipe should be redirected under ground and under walkway); can see gray plastic water pipe at the wall in the garage (it has been verified that Polybutylene or gray water pipe can crack, split or leak under certain conditions); there are no anti siphon devices on exterior hose faucets;

Plumbing Pictures



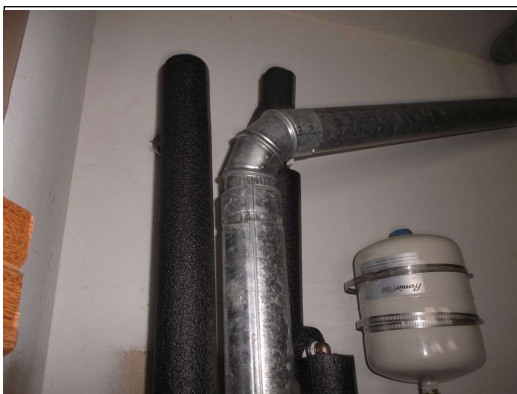
Water pipe under stacked bricks at walkway



Water pressure 109 psi is too high



Gray plastic Polybutylene water pipe



Water heater gas vent pipe wrong way



Verify pressure regulator valve not defective

Heating

Remove

Heating system

Unit #1 Brand name: Tech 4

Location Attic

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 1994

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:

Item to Monitor:

There is slight rust on the furnace burner shield and ports and debris inside furnace controls area;

Maintenance:

Furnace appears to be original to the house, aging and may be in the last years of good use; there is peeling duct tape and sealant detaching where the air handler connects to the furnace and house air is blowing out at several areas at the plenum; there are calcium deposits on the furnace gas vent pipe which may indicate gas vent pipe corroding at some point;

It is advised to have a certified HVAC company check, service and repair conditions and maintenance;

Heating Pictures



Slight rust and debris in furnace



Corrosion on gas vent pipe



Sealant and duct tape detaching



Duct tape & sealant detaching at air handler



Duct tape detaching at air handler

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Rheem Location: Exterior Approx. age: 1994 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

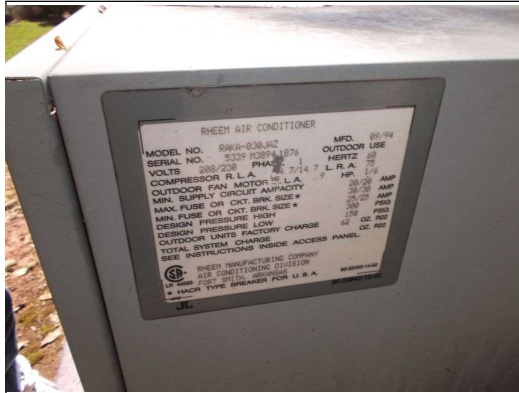
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It is advised to have a certified HVAC company check, service and repair system as needed for maintenance before closing (AC systems last about 19 years)

Cooling Pictures



AC date 1994



Condensate dripping at the foundation



Refrigerant line insulation deteriorated



Electrical conduit not fastened to wall



AC unit buzzing while operating

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

Safety Hazard:

There is no J-Trap nor mechanical vent in the sink drain pipe (can let sewer gas, methane gas and Radon gas into the house under certain conditions); dishwasher drain pipe not high looped up to the counter and back down to the sink drain pipe (can let sink water back into the dishwasher drain pipe); floor vinyl has a little damage at areas; water damage to sink cabinet floor; some cabinet doors hinges not closing properly;

Kitchen Pictures



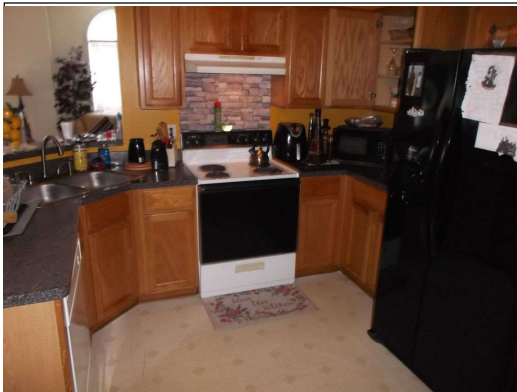
No trap nor vent in sink drain pipe



Dishwasher pipe not hi looped up to counter



Sink cabinet floor rotted



Some cabinet doors not fully self closing

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical **Open ground/reverse polarity:** Yes No Safety Hazard

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

Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

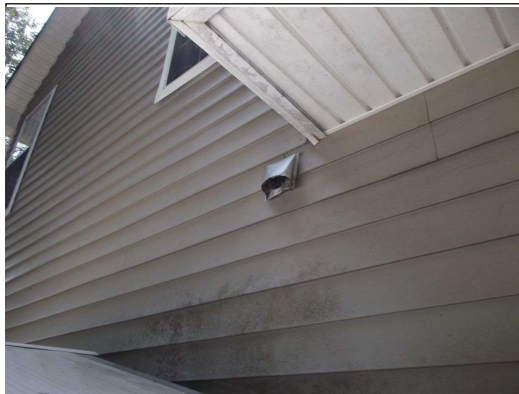
Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:

Maintenance:

Dryer exterior wall vent terminal missing door flap (replace)

Laundry Pictures



Dryer vent terminal missing door flap

Rooms

Location: Main Level

Type: Greatroom, Kitchen, Dining...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

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

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

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

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

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

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

Rooms General Comments:

Maintenance:

Main Level: Carpet soiled; wood flooring at the front door has worn finish; hall floor squeaks at the upper level; carpet soiled at the upper level; carpet needs stretching; carpet shows wear at various areas;

Rooms Pictures



Wood flooring finish worn at front door

Room 2

Room

Location: Upper 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

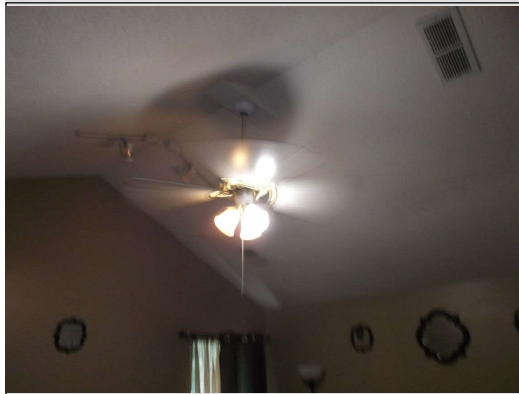
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

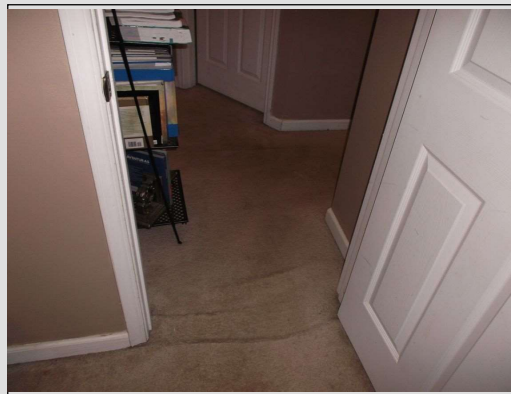
Maintenance:

Master bedroom floor squeaks, electrical outlet tested open ground, entry door closes, ceiling fan wobbles when operating,

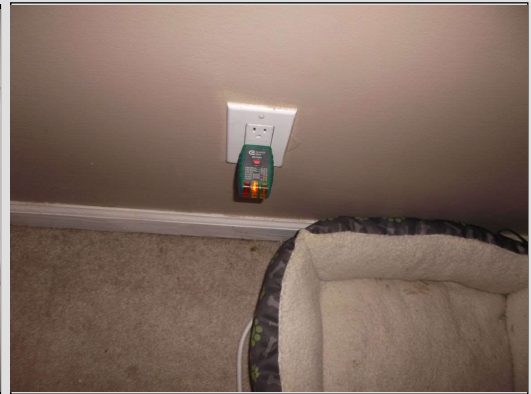
Room2 Pictures



Master ceiling fan wobbles



Master floor squeaks and hall carpet soiled



Outlet tested open ground

Room 3

Room

Location: Lower Level

Type: Rooms, Hall, Laundry, Bath...

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

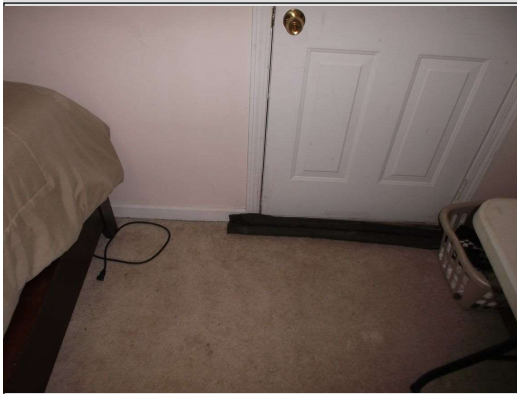
N/A Satisfactory Marginal Poor Recommend repair/replace

Room 3 General Comments:

Maintenance:

Lower Level closet door not closing at bathroom, daylight at the weather strips at the rear exterior door; there is no closet in the lower room used as a bedroom;

Room3 Pictures



Daylight at the rear exterior door

Bathroom 1

Location: Lower Level **Type:** 1/2 Bath

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

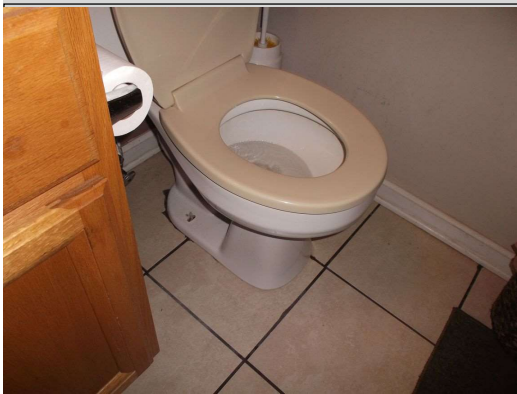
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

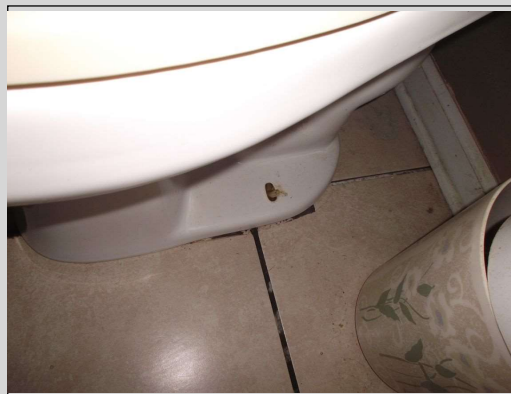
Maintenance:

1/2 Bath toilet loose at the floor, missing nuts on the floor screws and missing caulk where toilet rest on the floor;

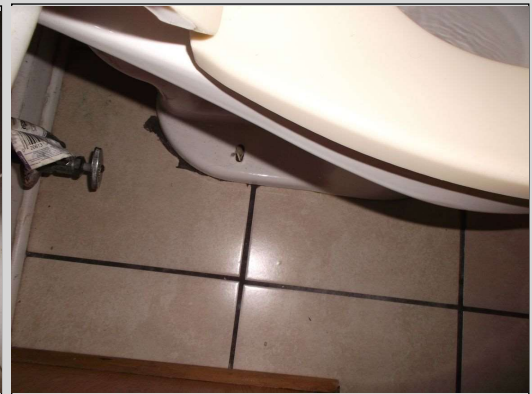
Bathroom1 Pictures



Toilet loose at the floor/no caulk



Missing bolts at screws



Missing bolts at screws

Bathroom 2

Location: 2nd Level **Type:** Main 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

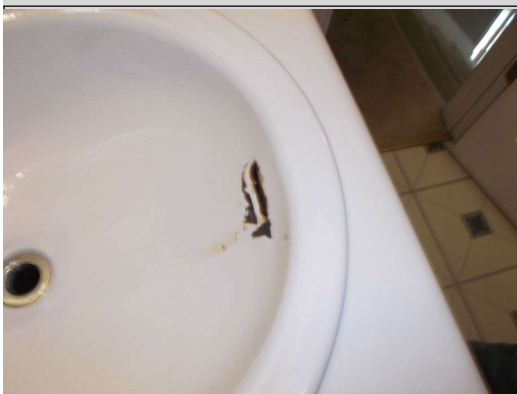
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 2 General Comments:

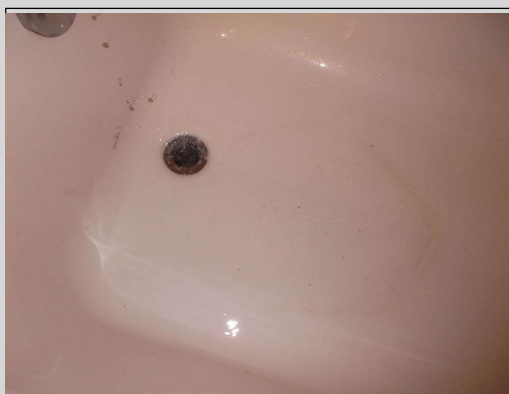
Maintenance:

Main bath sink has rust and damaged finish at the overflow outlet, sink stopper defective, there is a stain in the tub floor, corrosion at the tub drain outlet, missing tub stopper in place, receptacle not GFCI protected; floor squeaks;

Bathroom2 Pictures



Rust at sink and stopper missing



Missing stopper, rust, stains in tub



Outlet did not trip when tested

Bathroom 3

Location: Master Bedroom **Type:** Full 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 3 General Comments:

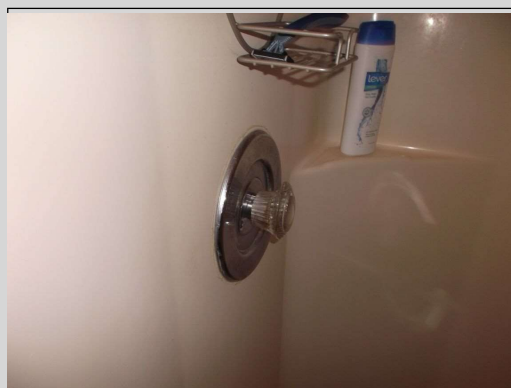
Maintenance:

Master Bath floor has major squeaking, floor vinyl torn near shower entry, stains in sink bowl, outlet did not trip when tested, missing caulk where toilet rest on the floor, shower faucet loose in the wall, excessive caulk where the shower door track rest on the shower floor curb; shower door glass needs cleaning;

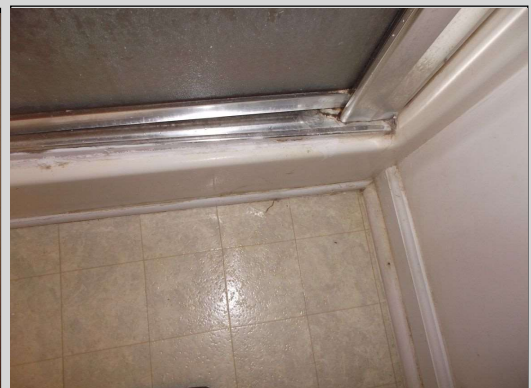
Bathroom3 Pictures



Stains in sink and stopper missing



Shower faucet loose in the wall



Excessive caulk at shower door and curb

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: 10 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:

Maintenance:

Missing flooring around attic stair opening and leading to furnace can be a fall and safety hazard; the roof attic exhaust fan was not operating at the time of inspecting the attic; debris in attic; master bed ceiling insulation has been pulled back and sheetrock exposed; there are exposed electrical wire connections over the master bed ceiling is a fire and safety hazard;

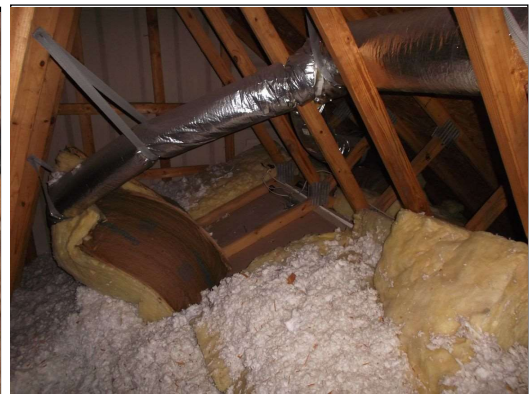
Interior Pictures



Missing floor at entry and to furnace



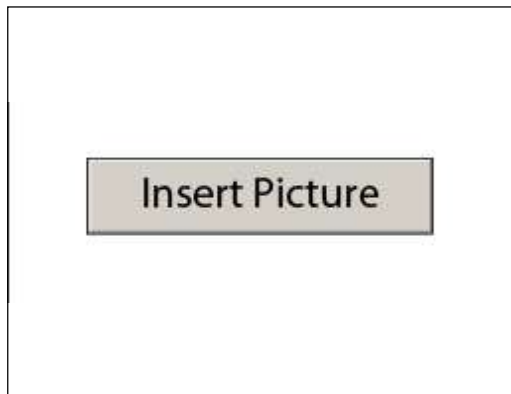
Exhaust fan not operating



Insulation pulled back



Exposed wire connections in attic



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

