

# Property Inspection Report



PPREI Cell: 404-617-4973/Email: info@ppinspect.com/www.ppinspect.com



60 Hollinger Way, Marietta, GA.

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**Inspection Date:**

May 5, 2021

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

Daniel Matienzo

**Prepared By:**

PPREI

**Report Number:**

1599

**Inspector:**

Paris Pressley: R-5 Master Residential Building Inspector & State License Residential Building Contractor

**Real estate agent/Broker:**

# Report Overview

## CONVENTIONS USED IN THIS REPORT

### REPORT SECTION - Condition Terms:

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

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

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

### SUMMARY SECTION CATEGORIES:

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

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

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

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

## THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. 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

<b>Approximate Age:</b>	2007
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	North
<b>State of Occupancy:</b>	Occupied
<b>Weather Conditions:</b>	Sunny
<b>Recent Rain:</b>	Yes
<b>Ground Cover:</b>	Wet
<b>Temperature:</b>	77

### THE HOUSE IN PERSPECTIVE

Average Quality / Numerous 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 furnished at the time of the inspection and the inspector could not see all areas inside the home.

## Major Concerns

### Grounds

The soil grading at the rear of the home and at the left side has poor slope away from the foundation and soil water logged at the rear foundation areas and at the left side of the house; the water table is very high at the rear of the foundation and at the left side of the house and can see standing water in the ground; the wood deck support posts are not notched and bolted to the deck floor rim joists; missing handrails at the rear stairs;

### Exterior

The wood deck posts are not notched and bolted to the deck rim joist can be a safety hazard under certain conditions;

### Plumbing

The water meter dial was turning when the meter was inspected in the front yard (there is water flowing somewhere in the delivery system (verify last 6 months water bills and verify what is using water);

### Kitchen

Kitchen floor plan appears to have been changed around causing the front window to be covered over with a wall; it is advised to verify if there were any permits applied for and kitchen modification was inspected and passed inspections; kitchen floor slopes to the sink wall or to the front wall; the kitchen floor is sagging at the stove and the cabinet on the left side of the stove (seller verify there is no floor damage or defective floor repairs at the kitchen sink or under the stove area);

### Room1

The main level floor in the great room slopes to the deck door area; the stairs have pine steps which can wear easily when traveled regularly (wood steps should be oak wood which resists wear and are what is used when you want wood steps in the house); daylight visible under the front door (defective weather strips);

## Potential Safety Hazards

### Garage

Water heater is not raised 18 inches above the floor can be a fire and explosion hazard under certain conditions;

### Electrical

At the garage there is a electrical cable entering a hole in the top of the distribution panel in contact with sharp metal and the hole is missing a bushing (safety hazard); There is a hole in the top of the distribution panel where the cable enter that can let sparks escape into the wall space and can be a fire safety hazard; the rear exterior outlet at the deck door did not trip when tested with the device; AC electrical conduit is not clamped to the exterior wall to prevent movement can be damaged;

### Plumbing

Gas water heater is not raised 18 inches above the garage floor can be a fire safety issue; water heater gas vent pipe has improper slope upward to the main vent pipe that can cause CO gases to spill out from under the vent collar above the water heater flue;

### Cooling

AC electrical conduit is not fastened to the exterior wall can be damaged by movement;

### Kitchen

Counter outlets did not trip when tested; light switch for the kitchen is installed at the exterior wall away from the approach area of the kitchen (light switches shall be installed where a room is entered wether it is a door entry or a opening entry; it is advised to verify if there was a electrical permit issued for the kitchen wiring;

## Items to Monitor

### Heating

It is advised to have both furnaces checked and serviced for maintenance and operation by a certified HVAC tech before closing;

### Room1

The carpet is soiled in several rooms; there is a settling crack in the wall of the master bedroom near the bath door; smoke alarms are detached in the ceilings at several areas; there are holes in walls at some bedrooms; window glass fogged at the front bedroom;

## Maintenance

### Grounds

The front stair railings are loose in the brick; there are ants entering the home at the front porch and going under the front door threshold; there is dog damage to the wood deck stair guardrails; the wood deck floor slopes to the house door (house floor slopes to the door to the deck also at this area); the right exterior hose faucet did not have water; the wood deck floor is connected to the house cantilever floors which is not allowed (must be support posts under the cantilever floor corners; some wood deck support posts in contact with the soil can cause rot; there is defective flashing and gaps in the flashing where the deck floor connects to the house (can allow water to get into the wall

side), there is defective flashing and gaps in the flashing where the deck floor connects to the house (can allow water to get into the wall space);

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## Exterior

Front door frame has defective repairs and water damage at the bottom; window glass broken at the upper front right windows; upper front left window fogged; the water meter was turning at the time of the inspection (verify there are no water leaks); the water meter box in the ground is crushed by the soil; several window screens are worn and damaged; front brick at the front porch appears to have fresh mortar at several areas and also at the garage (verify were there settling cracks that were filled); downspouts pour at the foundation at several areas; missing downspout elbow at the rear of the home under the deck; downspouts should be routed 4 feet from the foundation at all areas; siding damage at the rear of the home at the deck floor and at the lower siding panel at the rear of the home;

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## Roof

Vent and pipe flashing has been installed on top of the shingles and face nailed at the bottoms can cause leaks over time (there should be no no nails and no exposed nail heads showing at the bottom flange of the flashing and any nails should be on the side flashing covered with the shingles); gutter downspouts pour at the rear foundation and missing elbow at one downspout (can erode soil and cause floor settling)

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## Garage

There are settling cracks in the brick veneer mortar at the top of the garage door; the vehicle door frames appear to be in contact with the concrete floor can allow termite entry and absorb water if there is no air gap between wood and concrete floor;

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## Plumbing

Water heater date 2007 which would be at or very near end of use (water heaters last about 12 years of good use before corrosion and rust develop in the tank; average cost to replace a water is 1300.00

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## Heating

There is excessive dust in the air ducts at various areas (it is advised to have air ducts cleaned for health and safety); the garage gas vent pipe has improper slope in the attic; there is rust on the top of the attic furnace;

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## Cooling

The AC units were originally installed on the left side of the house and have been relocated to the rear of the house; refrigerant line insulation missing where refrigerant pipe enters the hole in the siding on the left side of the house can sweat water into the wall space; AC units installed date is 2007 (AC units have a good life of 15 to 18 years (after this time may need ongoing repairs and parts and or replacement); it is advised to have a certified HVAC tech check and service both AC systems for service and operation before closing; condensate drain pipe pours into soil at the foundation and is not routed 3 feet away from the foundation;

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## Kitchen

The gas stove front right burner has a defective pilot ignition; the microwave was not operating properly; there is no dishwasher installed; disposal had mechanical noise when operating or debris;

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## Laundry

Doors to the laundry closet defective (needs adjusting and repair); light in laundry did not operate when switched on;

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## Room2

Lower Level: No handrail at stairs to lower level; rear bedroom ceiling has dry stains painted over (verify no active water leaks); door to the room under the kitchen was locked and could not access (buyer is advised to gain access to lower room under the kitchen and verify no issues and no conditions of concern; laundry doors have defective installation;

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## Bathroom1

Hall bath sink stopper and tub stoppers missing; holes in ceiling near entry door;

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## Bathroom3

Master bath sink stoppers missing; bathroom exhaust vent pipes join to one pipe in attic is improper (each bath fan exhaust pipe shall exhaust to the exterior and have its own vent terminal on the roof, where two pipes join to one pipe air can blow back to the other bath and when both fans operating air discharge to the exterior can be restricted);

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## Interior

Daylight visible under front door (damaged and defective weather strip); missing section of ceiling insulation seen in the attic over the front bedroom;

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# 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:****Major Concern:**

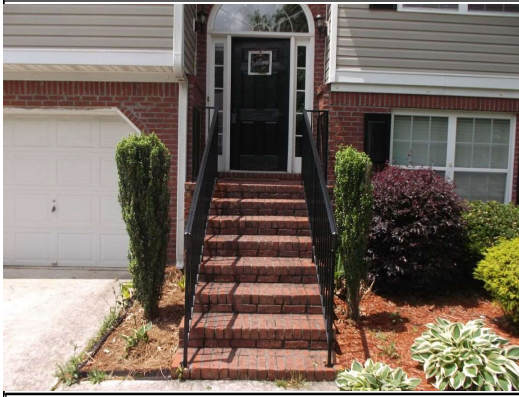
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**Maintenance:**

The front stair railings are loose in the brick; there are ants entering the home at the front porch and going under the front door threshold; there is dog damage to the wood deck stair guardrails; the wood deck floor slopes to the house door (house floor slopes to the door to the deck also at this area); the right exterior hose faucet did not have water; the wood deck floor is connected to the house cantilever floors which is not allowed (must be support posts under the cantilever floor corners; some wood deck support posts in contact with the soil can cause rot; there is defective flashing and gaps in the flashing where the deck floor connects to the house (can allow water to get into the wall space);



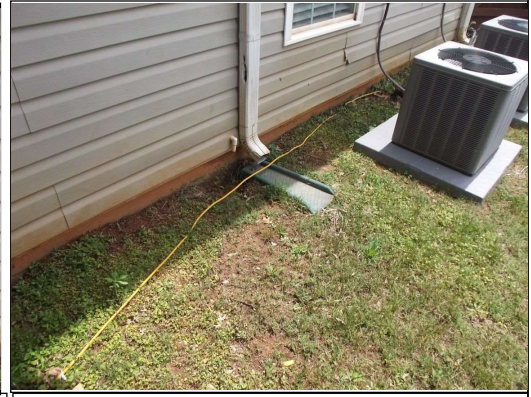
## Grounds Pictures



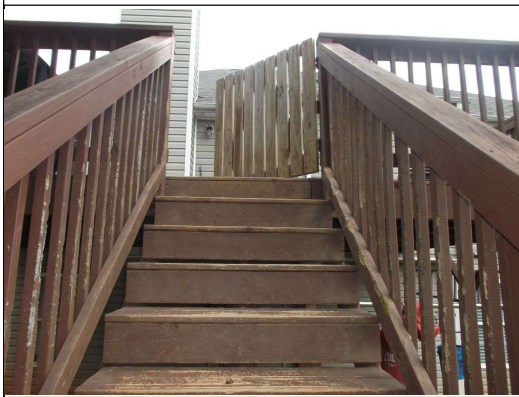
Front stair railing loose



Soil very wet under deck/poor soil slope away



Water in ground at AC area/poor slope away



Deck railing has dog damaged



Defective deck floor-to-wall flashing



Deck posts contact soil

## 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** Not Installed  Glazing Compound/Caulk needed  
**Condition**  Satisfactory  Marginal  Poor  Failed/Fogged Insulated Glass  Wood rot  Recommend Repair/Painting

**Slab-On-Grade/Foundation**

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

**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:** Marginal

**Exterior Door**

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

**Exterior A/C - Heat pump # 1**

**Unit #1** **Location** Rear of House (moved from side of house to the rear)  
**Brand:** Rheem X 2 Units **Model #:** Classic **Approx Age:** 2007  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other \_\_\_\_\_  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No  Improperly sized fuses/breakers  
Maximum fuse/breaker rating (amps): \_\_\_\_\_ Fuses/Breakers installed (amps): \_\_\_\_\_  
**Level**  Yes  No  Recommend re-level unit **Improper Clearance (air flow)**  Yes  No **Insulation**  Yes  No  Replace  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted **Improper Clearance (air flow)**  Yes  No



**Exterior General Comments:**

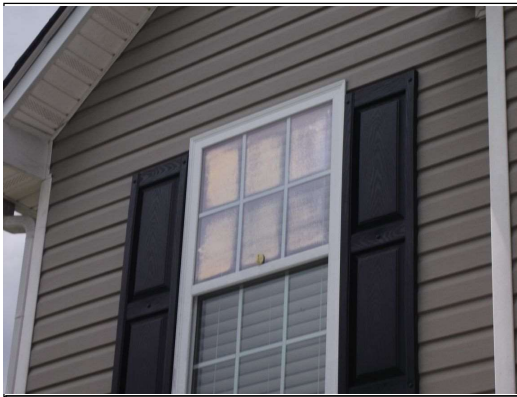
**Major Concern:**

The wood deck posts are not notched and bolted to the deck rim joist can be a safety hazard under certain conditions;

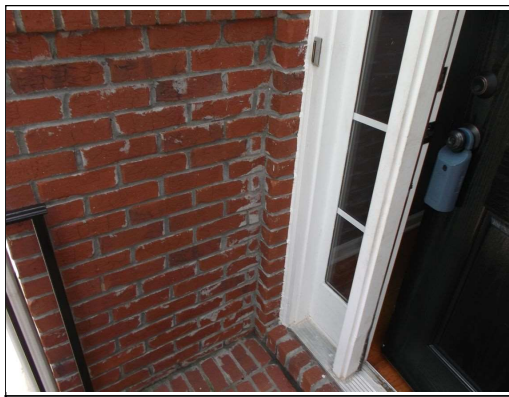
**Maintenance:**

Front door frame has defective repairs and water damage at the bottom; window glass broken at the upper front right windows; upper front left window fogged; the water meter was turning at the time of the inspection (verify there are no water leaks); the water meter box in the ground is crushed by the soil; several window screens are worn and damaged; front brick at the front porch appears to have fresh mortar at several areas and also at the garage (verify were there settling cracks that were filled); downspouts pour at the foundation at several areas; missing downspout elbow at the rear of the home under the deck; downspouts should be routed 4 feet from the foundation at all areas; siding damage a the rear of the home at the deck floor and at the lower siding panel at the rear of the home;

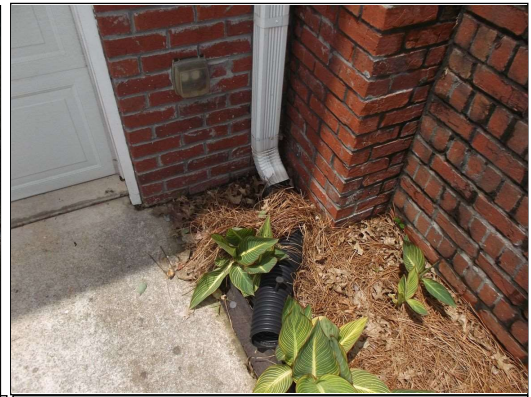
## Exterior Pictures



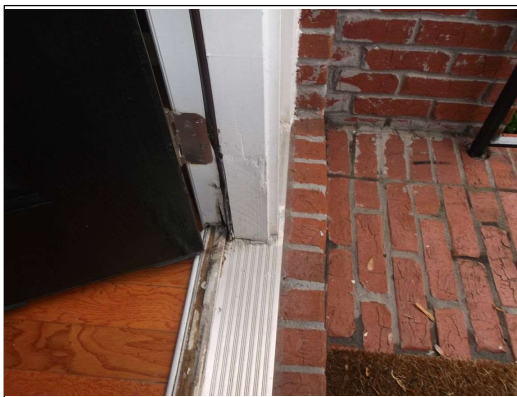
Glass fogged



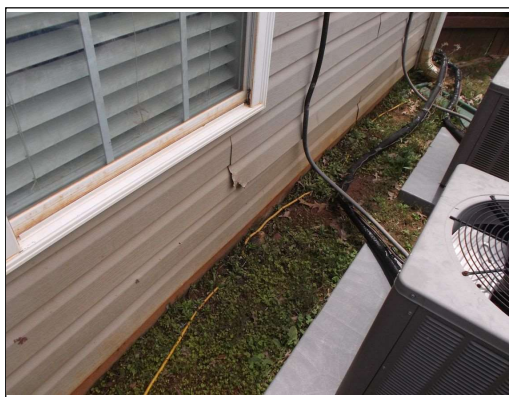
Fresh mortar at several brick areas at front



Downspouts pour in the soil



Defective repairs & water damage front door



Damaged siding several areas at rear



Detaching siding some areas and at deck

## 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 Medium    Layers 1    Age 5+    Location North    Style Gable    Type Asphalt shingles

**Ventilation System**

Soffit     Ridge     Gable     Roof     Turbine     Powered     Other

**Flashing**

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

Condition 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:**  
 Vent and pipe flashing has been installed on top of the shingles and face nailed at the bottoms can cause leaks over time (there should be no no nails and no exposed nail heads showing at the bottom flange of the flashing and any nails should be on the side flashing covered with the shingles); gutter downspouts pour at the rear foundation and missing elbow at one downspout (can erode soil and cause floor settling)

**Roof Pictures**



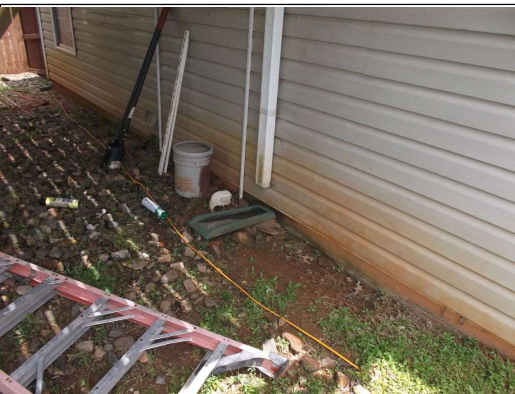
Pipe & vent flashing face nailed



Pipe flashing on top of shingles face nailed



Vent flashing on top shingles face nailed



Downspouts pouring at the rear foundation



Downspout pours at the rear foundation

# Garage/Carport

## Type

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

## Automatic Opener

Yes
  No
  Operable
  Inoperable

## Safety Reverse

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

## 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:**

**Safety Hazard:**

Water heater is not raised 18 inches above the floor can be a fire and explosion hazard under certain conditions;

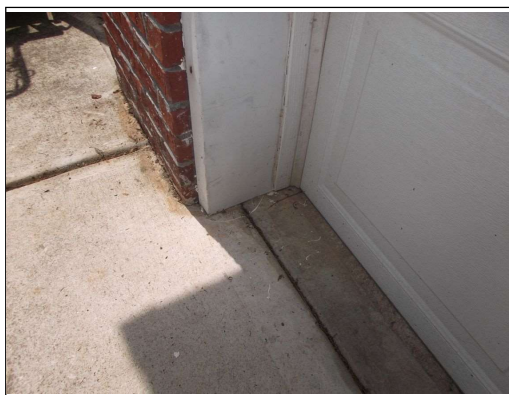
**Maintenance:**

There are settling cracks in the brick veneer mortar at the top of the garage door; the vehicle door frames appear to be in contact with the concrete floor can allow termite entry and absorb water if there is no air gap between wood and concrete floor;

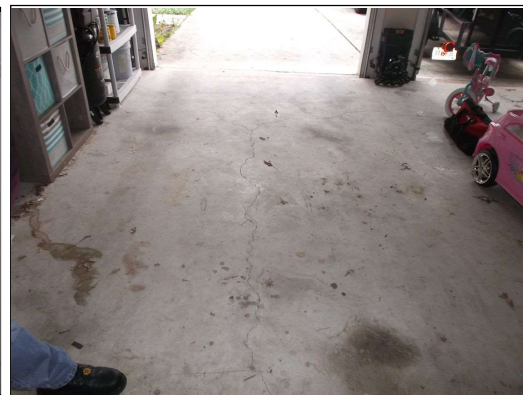
## Garage/Carport Pictures



Cracks in brick mortar above vehicle door



Vehicle door frame contact the concrete



Cracks in the floor and oil stains in finish



Water heater not raised 18 inches off floor



# Electrical

## Main panel

**Location** Exterior of House     
 **Condition**  Satisfactory  Marginal  Poor     
 **Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60 amp  100 amp  125 amp  150 amp  200 amp  400 amp  120v/240v  
**Breakers/Fuses**  Breakers  Fuses     
 **Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No     
 **AFCI breaker**  Yes  No     
 **Operable:**  N/A  Yes  No  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping     
 **Condition**  Satisfactory  Marginal  Poor  
**Branch wire**  Copper  Aluminum  Not Visible  Solid Branch Aluminum Wiring  Safety Hazard  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair     
  Romex  BX cable  Conduit  
 Knob/Tube  Double tapping     
 Wires undersized/oversized breaker/fuse  Panel not accessible  
 Not evaluated Reason: \_\_\_\_\_

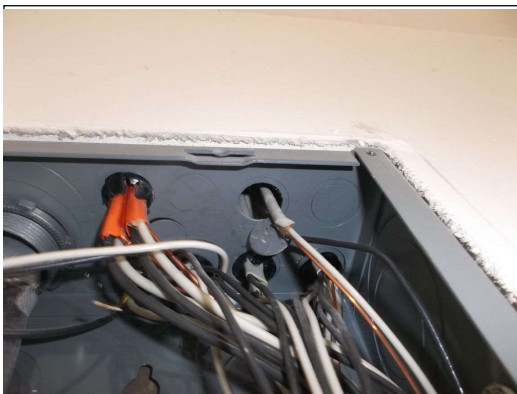
## Sub panel 1

**Location** Garage  Panel not accessible  
**Branch wire**  Copper  Aluminum  Safety Hazard     
 **Neutral isolated:**  Yes  No     
 **Neutral/ground separated:**  Yes  No  
**Condition**  Satisfactory  Marginal  Poor  Recommend separating/isolating neutrals  Recommend electrician evaluate box  
**Comments** There is a cable entering a hole in the top of the garage panel and cables contact sharp metal is a safety hazard;

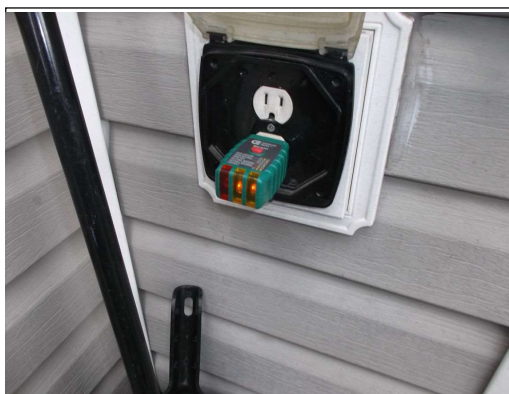
### Safety Hazard:

At the garage there is a electrical cable entering a hole in the top of the distribution panel in contact with sharp metal and the hole is missing a bushing (safety hazard); There is a hole in the top of the distribution panel where the cable enter that can let sparks escape into the wall space and can be a fire safety hazard; the rear exterior outlet at the deck door did not trip when tested with the device; AC electrical conduit is not clamped to the exterior wall to prevent movement can be damaged;

## Electrical Pictures



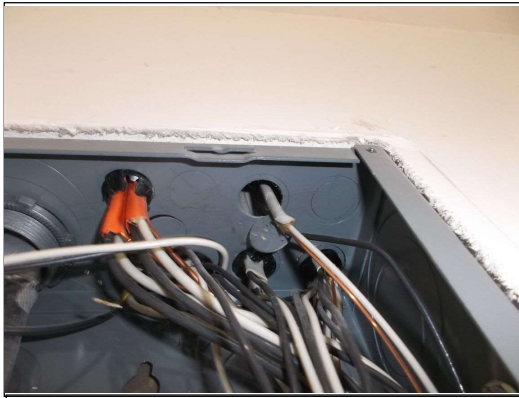
Cable contact sharp metal is safety hazard



Deck outlet did not trip when teated



AC conduit not clamped to wall



Hole in panel box can let sparks escape

# Plumbing

## Water service

**Main shut-off location:** 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:** 2007

**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:**

The water meter dial was turning when the meter was inspected in the front yard (there is water flowing somewhere in the delivery system (verify last 6 months water bills and verify what is using water);

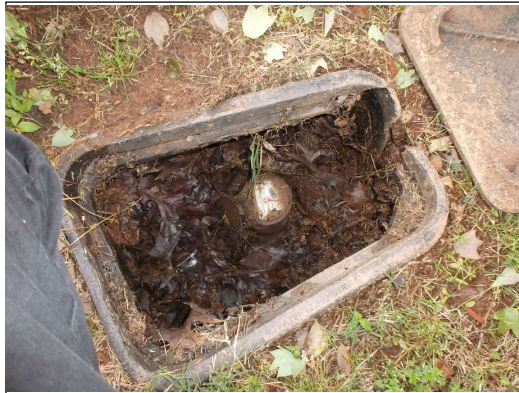
**Safety Hazard:**

Gas water heater is not raised 18 inches above the garage floor can be a fire safety issue; water heater gas vent pipe has improper slope upward to the main vent pipe that can cause CO gases to spill out from under the vent collar above the water heater flue;

**Maintenance:**

Water heater date 2007 which would be at or very near end of use (water heaters last about 12 years of good use before corrosion and rust develop in the tank; average cost to replace a water is 1300.00

## Plumbing Pictures



Water meter dial was turning



gas vent pipe slopes downward



Water heater not 18 in. above garage floor



# Heating

Remove

## Heating system

**Unit #1** Brand name: King X 2

Location Attic and Garage

**System condition**  Satisfactory  Marginal  Poor  Recommended HVAC technician examine **Approx. age:** 2007

**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:

It is advised to have both furnaces checked and serviced for maintenance and operation by a certified HVAC tech before closing;

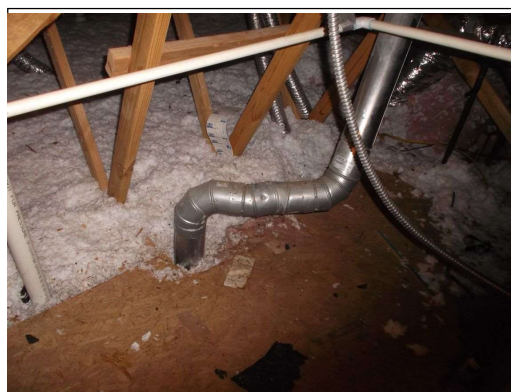
### Maintenance:

There is excessive dust in the air ducts at various areas (it is advised to have air ducts cleaned for health and safety); the garage gas vent pipe has improper slope in the attic; there is rust on the top of the attic furnace;

## Heating Pictures



Air ducts are dirty



Improper slope in furnace gas vent pipe attic



Rust on top of the attic furnace

# Cooling System

## Heat Pump - A/C Unit #1

Brand Name: Rheem X 2

Location: Rear of HUse

Approx. age: 2007

 Central system  Wall unit

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

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

**Condensate line/drain**  To exterior  To pump  Floor drain  Other \_\_\_\_\_

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

Recommend technician evaluate

**Operation** Differential: \_\_\_\_\_  Not operated due to exterior temperature

**condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service

## Cooling General Comments:

### Safety Hazard:

AC electrical conduit is not fastened to the exterior wall can be damaged by movement;

### Maintenance:

The AC units were originally installed on the left side of the house and have been relocated to the rear of the house; refrigerant line insulation missing where refrigerant pipe enters the hole in the siding on the left side of the house can sweat water into the wall space; AC units installed date is 2007 (AC units have a good life of 15 to 18 years (after this time may need ongoing repairs and parts and or replacement); it is advised to have a certified HVAC tech check and service both AC systems for service and operation before closing; condensate drain pipe pours into soil at the foundation and is not routed 3 feet away from the foundation;

## Cooling Pictures



AC units moved from here to back of house



Missing refrigerant line insulation



Condensate pipe pouring at siding into soil



AC electrical conduit not secured to wall

# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

## Plumbing

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

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

## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Heating/Cooling Source**  Yes  No

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

## Appliances

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

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

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

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

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

**Other** \_\_\_\_\_ **Operable:**  Yes  No  Not tested

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

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

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



**Kitchen General Comments:****Major Concern:**

Kitchen floor plan appears to have been changed around causing the front window to be covered over with a wall; it is advised to verify if there were any permits applied for and kitchen modification was inspected and passed inspections; kitchen floor slopes to the sink wall or to the front wall; the kitchen floor is sagging at the stove and the cabinet on the left side of the stove (seller verify there is no floor damage or defective floor repairs at the kitchen sink or under the stove area);

**Safety Hazard:**

Counter outlets did not trip when tested; light switch for the kitchen is installed at the exterior wall away from the approach area of the kitchen (light switches shall be installed where a room is entered wether it is a door entry or a opening entry; it is advised to verify if there was a electrical permit issued for the kitchen wiring;

**Maintenance:**

The gas stove front right burner has a defective pilot ignition; the microwave was not operating properly; there is no dishwasher installed; disposal had mechanical noise when operating or debris;

## Kitchen Pictures



Floor slopes to the sink



Light switch located in wrong place



Floor settles at the stove and cabinet

## Laundry

**Laundry**

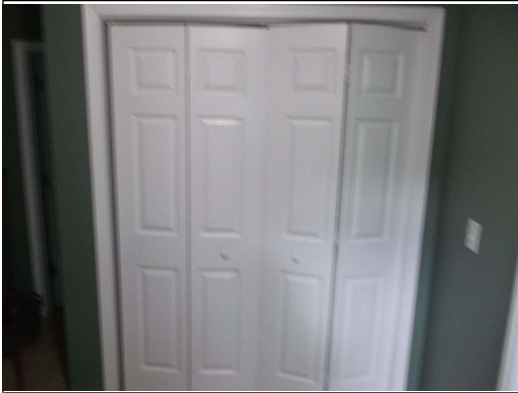
- Faucet leaks**  Yes  No **Pipes leak**  Yes  No  Not Visible **Cross connections**  Yes  No  Potential Safety Hazard
- Heat source present**  Yes  No **Room vented**  Yes  No
- Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend 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:**

Doors to the laundry closet defective (needs adjusting and repair); light in laundry did not operate when switched on;

## Laundry Pictures



Laundry doors defective



Laundry light not operational

## Rooms

**Location:** Main Level

**Type:** Great Room Area

**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

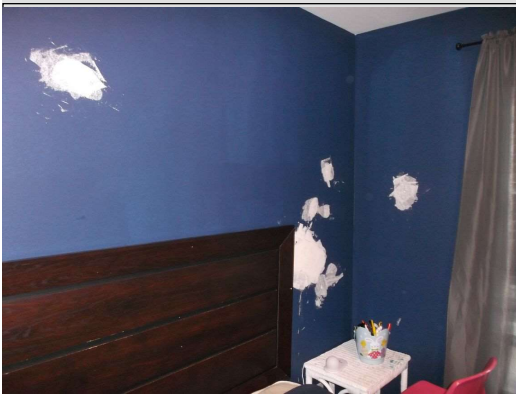
**Ceiling fan**     N/A     Satisfactory     Marginal     Poor     Recommend repair/replace

**Rooms General Comments:****Major Concern:**

The main level floor in the great room slopes to the deck door area; the stairs have pine steps which can wear easily when traveled regularly (wood steps should be oak wood which resists wear and are what is used when you want wood steps in the house); daylight visible under the front door (defective weather strips);

**Item to Monitor:**

The carpet is soiled in several rooms; there is a settling crack in the wall of the master bedroom near the bath door; smoke alarms are detached in the ceilings at several areas; there are holes in walls at some bedrooms; window glass fogged at the front bedroom;

**Rooms Pictures****Room 2****Room****Location:** Lower Level**Type:** Bedrooms, Hall...**Walls & Ceiling**
 Satisfactory  Marginal  Poor  Typical cracks  Damage
**Moisture stains**
 Yes  No **Where:** Rear bedroom ceiling has touch up paint verify no leaks
**Floor**
 Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard
**Electrical**
**Operable:**  Yes  No **Switches:**  Yes  No  Operable **Receptacles:**  Yes  No  Operable

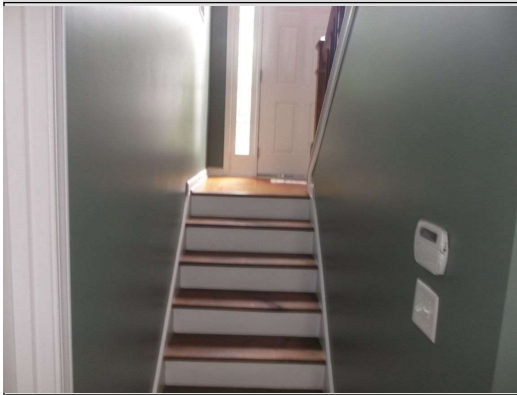
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing
**Heating source present**
 Yes  No **Holes:**  Doors  Walls  Ceilings **Bedroom Egress restricted**  N/A  Yes  No
**Doors**
 Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  Broken/Missing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

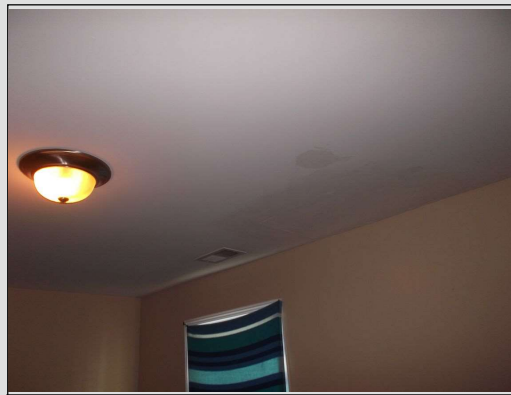
**Maintenance:**

Lower Level: No handrail at stairs to lower level; rear bedroom ceiling has dry stains painted over (verify no active water leaks); door to the room under the kitchen was locked and could not access (buyer is advised to gain access to lower room under the kitchen and verify no issues and no conditions of concern; laundry doors have defective installation;

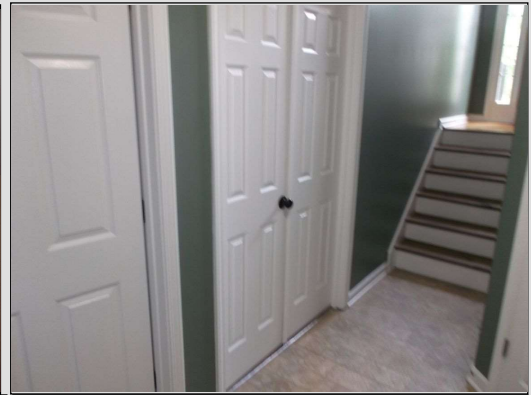
**Room2 Pictures**



Missing handrail at lower level stairs



Dry stains in lower bed ceiling painted over



Door locked to room under kitchen

**Bathroom 1**

**Location:** Hall 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 1 General Comments:**

**Maintenance:**

Hall bath sink stopper and tub stoppers missing; holes in ceiling near entry door;

**Bathroom1 Pictures**



Sink stopper missing



Tub stopper missing



Holes in ceiling over door

**Bathroom 2**

**Location:** Bedroom Bath **Type:** 3/4

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

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

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

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

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

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

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

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

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

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

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

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

**Bathroom 2 General Comments:**

**Maintenance:**

Lower Bed bath has no exhaust fan, missing caulk where toilet rest on the floor, dry stain on sink cabinet floor;

**Bathroom2 Pictures**



Missing caulk where toilet rest on the floor



Dry stain on sink cabinet floor

**Bathroom 3**

**Location:** Master Bath **Type:** Full

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

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

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

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

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

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

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

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

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

**Receptacles present**  Yes  No **Operable:**  Yes  No **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 sink stoppers missing; bathroom exhaust vent pipes join to one pipe in attic is improper (each bath fan exhaust pipe shall exhaust to the exterior and have its own vent terminal on the roof, where two pipes join to one pipe air can blow back to the other bath and when both fans operating air discharge to the exterior can be restricted);

**Bathroom3 Pictures**

Two bath fan ducts join to one is improper

**Bathroom 4**

**Location:** Lower Hall 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

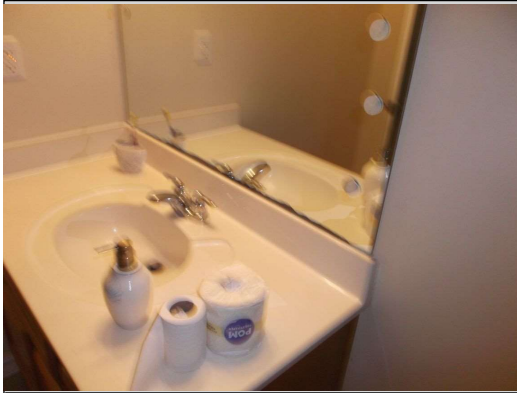
**Receptacles present**  Yes  No **Operable:**  Yes  No **GFCI**  Yes  No  Recommend GFCI **Operable:**  Yes  No

**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:**

Lower hall bath has rust in the mirror and tub stopper missing

**Bathroom4 Pictures**

Rust in mirror



Stain on cabinet floor



Missing tub stopper

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

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

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

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

**Fireplace 1**

Location:

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

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

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

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

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

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

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



## Stairs/Steps/Balconies

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

## Smoke/Carbon Monoxide detectors

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

## 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:** 9 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

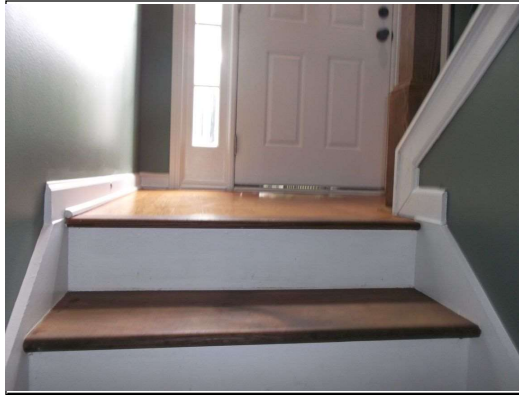
- Evidence of condensation**  Yes  No **Evidence of moisture**  Yes  No **Evidence of leaking**  Yes  No

## Interior General Comments:

## Maintenance:

Daylight visible under front door (damaged and defective weather strip); missing section of ceiling insulation seen in the attic over the front bedroom;

## Interior Pictures



Daylight visible under front door



Missing insulation over front bedroom

Insert Picture

### 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.

