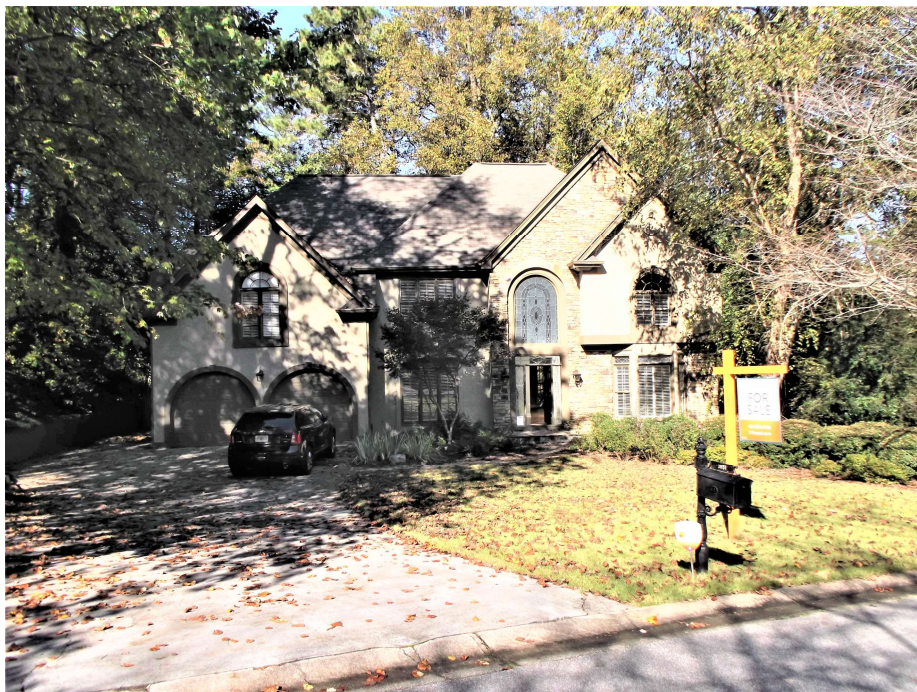


PROPERTY INSPECTION REPORT



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



3951 Glenhurst Dr. Smyrna, GA.

Inspection Date:

Oct 23, 2021

This confidential report is prepared exclusively for:

Eoni Birch

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Linda Eason

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: 1991

Style: Single Family

Main Entrance Faces: East

State of Occupancy:

Weather Conditions: Sunny

Recent Rain: Yes

Ground Cover: Damp

Temperature: 69

THE HOUSE IN PERSPECTIVE

Well Built / Numerous Repair

Report Summary

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

This home has too many conditions needing a photo and put in the report. Therefore, there will be a photo folder created to see all conditions noted, repairs needed and maintenance issues.

Major Concerns

Grounds

River birch tree planted close to house at the front right side is a large tree leaning which can have roots to uplift the foundation if keep growing or if the tree falls.

There are no holes in the retaining wall along the driveway (can cause water pressure and and erosion in the soils). Retaining wall timbers contact the foundation at the right corner of the house.

Could not locate the water meter in the front yard.

Garage

Possible termite and or water damage at the baseboard at the driveway side wall.

Plumbing

Water pipe system for the house is gray plastic or polybutylene pipe. This pipe has been identified to crack, split or leak under certain conditions.

Bathroom2

Hall bath fan exhaust into the attic

Bathroom3

Bonus bath fan exhaust into the attic.

Potential Safety Hazards

Electrical

Missing floor receptacle screw caps at the greatroom. Exposed wire connections at the light fixture at the storage room at the bottom of the basement stairs. Exposed wire connections the utility room light fixture in the basement.

Basement

There is no fire resistant door at the main level hall to the stairs.

Maintenance

Grounds

Tree limbs touch house at the front right. There is wood in the soil at the right side of the house (can attract termites).

Soil has poor soil slope away at the front left of the front porch stoop. Soil slopes to the foundation at the rear of the house at the side of the driveway leading behind the chimney corner. Retaining wall imbers are rotting at some areas in the landscape. There are no drainage holes in the retaining wall along the side of the driveway.

Driveway show slight signs of settling at the right side of the garage entry and can see soil eroded under the driveway where it joins the garage floor. Soil erosion under the walkway has caused it to settle too much down from the front porch stoop (can be a trip hazard when stepping up to the porch).

Front porch floor has loose stone on the left, soil erosion underneath, stones have had mortar repair and replacement (verify garage downspout is properly routed onto the driveway).

Exterior hose faucets leak at the handles and no anti siphon devices connected (can let contaminated water back into the water supply).

Wood deck support posts are not notched and bolted to the rim joists, support posts in the soil, missing joist hangers and wood wall or lattice panel not secured to the house.

Exterior

Exterior stucco below the ground at the front under the bay window (can attract termites), stucco needs pressure wash, wood trim needs scrape and paint, deck wood fence not secured to the wall. There is water damage to the soffit at the right front corner where the gutter is leaking. There is squirrel damage to the wood soffit freeze board to the right of the foyer wall corner. There is stucco deterioration at the right side of the basement wall behind the AC units where refrigerant line enters the wall (verify there is no water intrusion behind stucco)

Gutters filled with debris, rusting through on the right front corner, gutter pieced together in front above the garage on the right, downspouts need routing 3 feet away from the foundation, gutters are made of galvanized steel and may be or start to rust through. Gutters leaking at some corners and rotting fascia and soffits..

Cannot verify if the roof-to-wall flashing has proper kick-out to flash roof water away from the the wall above gutters and joints (where wall flashing does not kick out properly water can get into wall spaces under certain conditions (stains noted on stucco at the right side of the house where roof terminate at wall).

The front foyer window has water damage at the wood seal and the side. The lower living room window has slight water damage at the wood above the main windows. Screens not installed. Water damage to the wood window seals at the right side at the basement level, screens not installed. Cannot verify there is drip flashing located above the living room window in the stucco.

Missing or defective caulk where light fixtures are attached to stucco and stone can let water behind fixtures and into openings in the wall. Verify front porch lights operate.

Front entry door settling to the right and gaps in in trim and threshold. Front door lock strike plates defective and missing. Rear door to the deck door frame has been cut and repaired at the bottom and a piece appears broken at the bottom.

AC refrigerant line insulation missing where the lines enter the stucco and in the wall (can sweat into the wall space). There is a exhaust vent door flap stuck open at the driveway side of the house.

Roof

Plumbing pipe flashing installed on top of shingles and face nailed, sky light flashing is installed on top of shingles and has screws in the bottom flange (can cause leaks over time, water can back under bottom flashing and into nail holes). Debris on roof. There is water damage to the right soffit and squirrel damage to the soffit board at upper soffit to the right of the foyer wall.

Roof ridge cap shingles are not extending far enough over the fascia board trim at the front main upper roof peak ridge. Gutters rusting through. Water stains on stucco at the right side of the house may indicate the roof-to-wall flashing does not have a kick-out at the sides of the great room chimney.

Chimney metal caps need painting.

Garage

Exterior wall stucco below the concrete driveway can attract termites and absorb moisture (front and left side). One vehicle door opener has defective reverse sensors and sensors installed too high above floor. There appears to be water stains in the ceiling painted over (verify any water leaks above have been repaired). The left vehicle door has defective exterior paint. The vehicle doors make excessive popping when letting up (have service and repair). There vehicle door frames have slight rot on the inside of the garage near the floor. The left door reverse sensors did not reverse door when tested.

Electrical

Main panel in the basement has a opening at the breaker slot that should be closed. Doorbell did not operate properly. Door intercom cover painted over. A few outlets were not energized at rooms and some were not energized at the master bedroom (verify circuit). Front porch exterior lights did not illuminate when switched on from the inside. Exposed wire connections in the utility room at the basement. The exterior receptacle at the front wall for the timer box was not energized. The front porch exterior outlet is missing box cover. Missing bead of caulk where the exterior lights attach to the stucco and stone walls (water can get behind and into holes in the walls). Doorbell did not operate properly. The outlet above the great room fireplace was not energized. Bonus room at the 2nd level had outlets testing weak ground.

Plumbing

The water heater date is 2011 (water heaters have a good life of 12 10 to 12 years depending on use. The expansion tank is supported with the water pipe above the water heater. There is no water trap in the kitchen sink drain pipes and one pipe is a S-trap which can let sewer gas, methane gas and radon gas into the house. Dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting (can let sink water back into the dishwasher drain pipe). There is no sediment trap for trash in the gas pipe at the attic furnace. There is a S-Trap in the basement bar sink water pipe.

Heating

The air returns are very dusty and duct systems need professional cleaning.

Can hear the attic furnace operation vibration in the master bath and the hall outside of the master bedroom (may indicate defective motor, fan balance or defective system). There is poor airflow from the master air vents (low air flow). Rust in furnace drain pan in the attic.

It is advised to have a certified HVAC technician check and service all HVAC systems for operation and maintenance before closing.

Cooling

Missing refrigerant line insulation at the exterior wall near and in the wall at the right side of the house behind the AC units (can cause pipe sweating into the wall where missing). Missing refrigerant line insulation at the line in the attic and near the attic furnace. It is advised to have a certified HVAC person check, service for maintenance all AC units before closing.

Kitchen

The pocket door's are not plumb, restrictive rollers, hardware defective and locks defective. The sink waste pipe is a S-trap and the disposal drain pipe has no trap. The dishwasher drain pipe is not high looped up to the counter and back down to the drain pipe before connecting.

drain pipe has no trap. The dishwasher drain pipe is not high enough to the counter and back down to the drain pipe before connecting can let sink water back into the dishwasher drain pipe. There is a electrical junction box on the stove cabinet floor with a disconnected electrical conduit (can cause damage to the electrical wires). There is no exhaust fan on the replaced cook top (original cook top had a down draft exhaust fan, exhaust pipe still in cabinet). There is a defective drawer with tracks at the right side of the cook top cabinet. Wall cabinet door hinges loose at some areas.

Pantry light fixture is a utility light without a globe (should have a globe). pantry door rubs door frame.

Seller verify service and operation manuals provided for new kitchen appliances.

Laundry

No washer drain pan in laundry room. Dryer vent terminal door stuck open at the exterior wall. wall cabinet doors bump each other.

Room2

Living room french doors latch hardware defective. Missing gas keys at fireplaces.

Room3

The 2nd level has a trip hazard where the flooring ends at the top of the stairs (flooring is lower than the top step where a transition strip has been placed that is too high). The master bed floor sinks in the middle.

2nd level hall floor slopes from the bedrooms towards the foyer hall.

Room4

1st and 2nd Level: Some interior doors rub door framed, missing door stops, 2nd floor hall door lock not latching, floors popping at the 2nd bedrooms, the rear bed outlet top receptacle was not energized, there is a cracked window glass at the rear right bedroom at the right side of the house.

Bathroom1

1/2 Bath sink faucet whistles when water is flowing at the hot and cold side.

Bathroom3

Bonus room bath outlets were not energized at the time of the inspection, water bypass tub spout when shower flowing water, bathroom door rub the floor tiles. All bath toilets are not water savers.

Bathroom4

Basement bath sink faucet loose, exhaust fan makes excessive mechanical noise, dry stains on cabinet floor, water bypass tub spout when shower flows water. Door sticks when opening.

Bathroom5

Master bath floor tile high where it meets the master bed floor can be a trip hazard for some, tub jets did not flow water when turned on, tub stopper defective, tile cracked in tub deck, defective tile repair at the right side of the tub deck, dry stains on sink cabinet floor, right sink faucet handle loose at the base, missing grout at the base tile corner in the toilet room to the left of the toilet, toilets not water savers, shower faucet handle restrictive to turn when turning on water on and off. Debris in grout at shower seat. Grout was not cleaned after shower tile repair (excessive grout spills out joints at seat and floor tiles).

Basement

The light at the stairs lower landing did not illuminate when switches turned on. There are dry water stains on the inside of the french doors to the back yard. There is a ceiling light in the storage closet at the bottom of the stairs without a globe. several closet doors defective in the basement. Verify stairs in contact with the basement floor are treated or have a termite shield on the floor between the wood and floor. There were dry water stains noted in the floor of one of the storage box seats at the exterior wall. The utility room walls have the insulation installed backwards (paper should face heated space)

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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Could not locate the water meter in the front yard.

Maintenance:

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Front porch floor has loose stone on the left, soil erosion underneath, stones have had mortar repair and replacement (verify garage downspout is properly routed onto the driveway).

Exterior hose faucets leak at the handles and no anti siphon devices connected (can let contaminated water back into the water supply).

Wood deck support posts are not notched and bolted to the rim joists, support posts in the soil, missing joist hangers and wood wall or lattice panel not secured to the house.

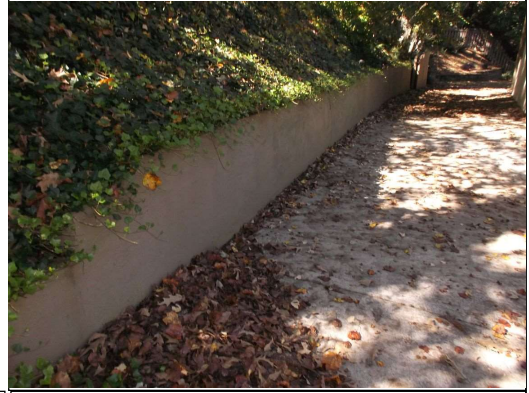
Grounds Pictures



Right tree lean/soil slope to house/walk settle



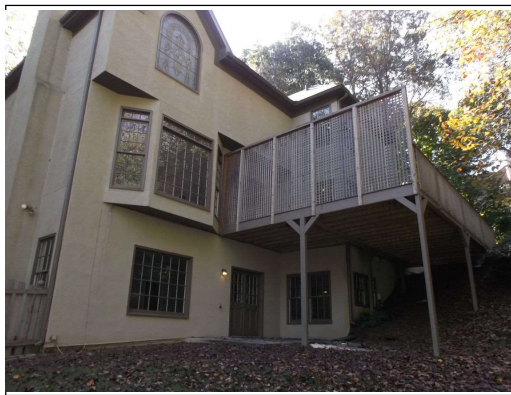
Soil erosion under front porch floor



No holes in retaining wall



Porch stones repair, high step up



Posts in soil, not notched, missing joist hanger



Retaining walls deteriorating

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:** Satisfactory

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of house
Brand: Goodman, Trane, Rheem **Model #:** General **Approx Age:** 8+
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other _____
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps): _____
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:**Maintenance:**

Exterior stucco below the ground at the front under the bay window (can attract termites), stucco needs pressure wash, wood trim needs scrape and paint, deck wood fence not secured to the wall. There is water damage to the soffit at the right front corner where the gutter is leaking. There is squirrel damage to the wood soffit freeze board to the right of the foyer wall corner. There is stucco deterioration at the right side of the basement wall behind the AC units where refrigerant line enters the wall (verify there is no water intrusion behind stucco)

Gutters filled with debris, rusting through on the right front corner, gutter pieced together in front above the garage on the right, downspouts need routing 3 feet away from the foundation, gutters are made of galvanized steel and may be or start to rust through. Gutters leaking at some corners and rotting fascia and soffits..

Cannot verify if the roof-to-wall flashing has proper kick-out to flash roof water away from the the wall above gutters and joints (where wall flashing does not kick out properly water can get into wall spaces under certain conditions (stains noted on stucco at the right side of the house where roof terminate at wall)).

The front foyer window has water damage at the wood seal and the side. The lower living room window has slight water damage at the wood above the main windows. Screens not installed. Water damage to the wood window seals at the right side at the basement level, screens not installed. Cannot verify there is drip flashing located above the living room window in the stucco.

Missing or defective caulk where light fixtures are attached to stucco and stone can let water behind fixtures and into openings in the wall. Verify front porch lights operate.

Front entry door settling to the right and gaps in in trim and threshold. Front door lock strike plates defective and missing. Rear door to the deck door frame has been cut and repaired at the bottom and a piece appears broken at the bottom.

AC refrigerant line insulation missing where the lines enter the stucco and in the wall (can sweat into the wall space). There is a exhaust vent door flap stuck open at the driveway side of the house.

Exterior Pictures

Water damage to living room window frame



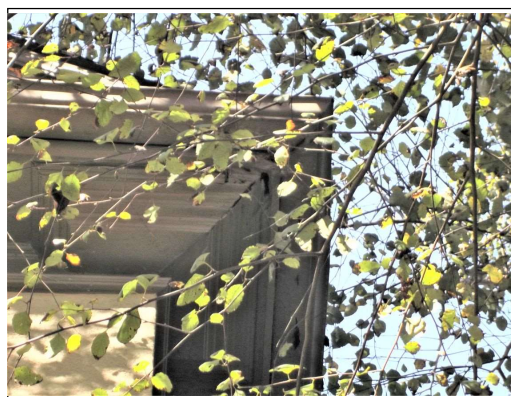
Water damage to foyer window frame



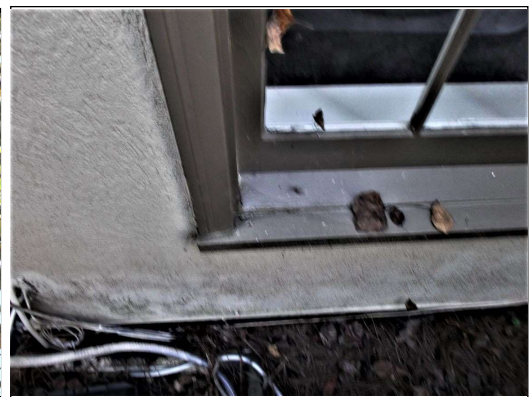
Stucco below soil below front bay window



Front door threshold settles on the right



Water damage to soffits at right and areas



Water damage at window, stucco defective

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 1999 Location East Style Hip Type Asphalt shingles

Ventilation System

Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other

Flashing

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

Condition 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:

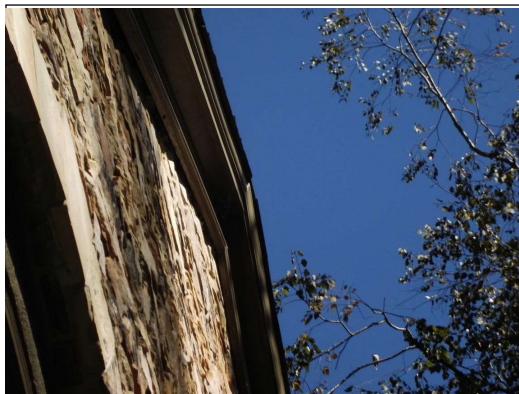
Maintenance:

Plumbing pipe flashing installed on top of shingles and face nailed, sky light flashing is installed on top of shingles and has screws in the bottom flange (can cause leaks over time, water can back under bottom flashing and into nail holes). Debris on roof. There is water damage to the right soffit and squirrel damage to the soffit board at upper soffit to the right of the foyer wall.

Roof ridge cap shingles are not extending far enough over the fascia board trim at the front main upper roof peak ridge. Gutters rusting through. Water stains on stucco at the right side of the house may indicate the roof-to-wall flashing does not have a kick-out at the sides of the great room chimney.

Chimney metal caps need painting.

Roof Pictures



Cap shingle not extend over wood fascia



Metal chimney cap needs paint



Water stains on stucco from roof or flashing



Flashing on top shingles face nailed can leak



Sky light flashing screws in bottom flange



Gutter leaking and water damage to soffit

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 Marginal 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:

Major Concern:

Possible termite and or water damage at the baseboard at the driveway side wall.

Maintenance:

Exterior wall stucco below the concrete driveway can attract termites and absorb moisture (front and left side). One vehicle door opener has defective reverse sensors and sensors installed too high above floor. There appears to be water stains in the ceiling painted over (verify any water leaks above have been repaired). The left vehicle door has defective exterior paint. The vehicle doors make excessive popping when letting up (have service and repair). There vehicle door frames have slight rot on the inside of the garage near the floor. The left door reverse sensors did not reverse door when tested.

Garage/Carport Pictures



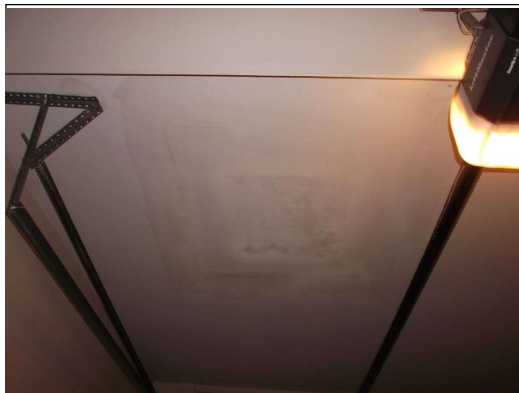
Stucco below concrete can absorb water



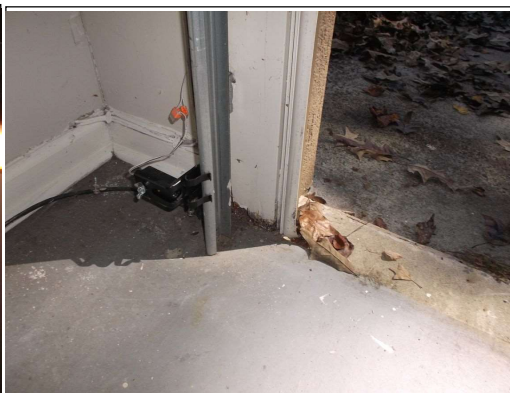
Stucco below concrete can allow termites



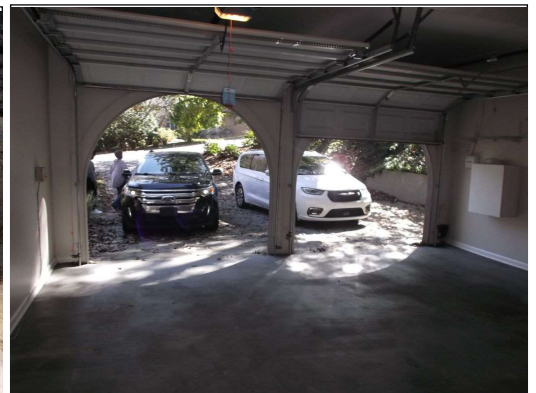
Termite intrusion at baseboard exterior wall



Water intrusion painted over, mold, stains?



Water damage at door frames



Sensors defective, pops...

Electrical

Main panel

Location Basement
 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:

Missing floor receptacle screw caps at the greatroom. Exposed wire connections at the light fixture at the storage room at the bottom of the basement stairs. Exposed wire connections the utility room light fixture in the basement.

Maintenance:

Main panel in the basement has a opening at the breaker slot that should be closed. Doorbell did not operate properly. Door intercom cover painted over. A few outlets were not energized at rooms and some were not energized at the master bedroom (verify circuit). Front porch exterior lights did not illuminate when switched on from the inside. Exposed wire connections in the utility room at the basement. The exterior receptacle at the front wall for the timer box was not energized. The front porch exterior outlet is missing box cover. Missing bead of caulk where the exterior lights attach to the stucco and stone walls (water can get behind and into holes in the walls). Doorbell did not operate properly. The outlet above the great room fireplace was not energized. Bonus room at the 2nd level had outlets testing weak ground.

Electrical Pictures



Opening in breaker cover @ panel in basemer



Missing floor outlet covers safety hazard



Exposed wire connections at the utility room



Outlets not energized at master bedroom



Attic light not illuminating



Missing caulk where light attach to walls

Plumbing

Water service

Main shut-off location: Could not find in the front yard (verify location of meter and check last 6 months of water bills for consumption)

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: 50 gal **Approx. age:** 2011

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 pipe system for the house is gray plastic or polybutylene pipe. This pipe has been identified to crack, split or leak under certain conditions.

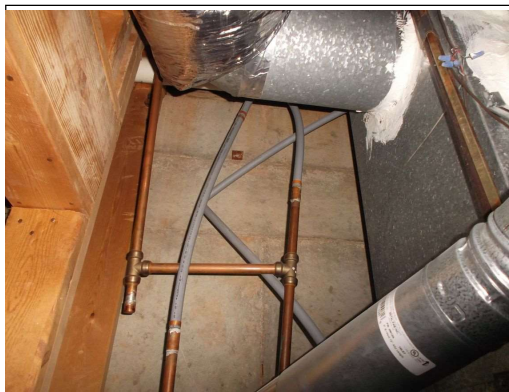
Maintenance:

The water heater date is 2011 (water heaters have a good life of 12 10 to 12 years depending on use. The expansion tank is supported with the water pipe above the water heater. There is no water trap in the kitchen sink drain pipes and one pipe is a S-trap which can let sewer gas, methane gas and radon gas into the house. Dishwasher drain pipe is not high looped up to the counter and back down to the sink drain before connecting (can let sink water back into the dishwasher drain pipe). There is no sediment trap for trash in the gas pipe at the attic furnace. There is a S-Trap in the basement bar sink water pipe.

Plumbing Pictures



Expansion tank rest on pipe/plastic pipe



Plastic water pipe system



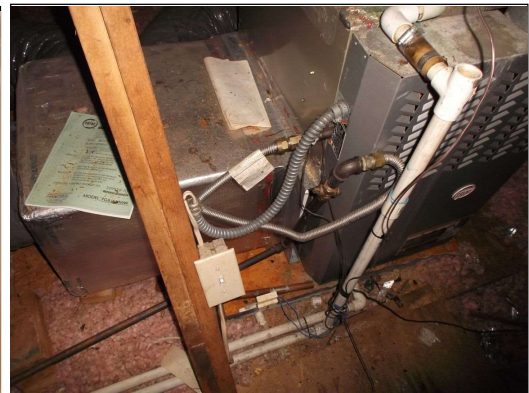
S-Trap at basement bar sink pipes



Gray plastic water pipe



S-Trap and no trap at kitchen sink pipes



No sediment trap in gas pipe to attic furnace

Heating

Remove

Heating system

Unit #1	Brand name: Payne	Location Attic
	System condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 1999
Unit #2	Brand name: Trane	Location Basement
	System condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 1999

Unit #3 Brand name: General

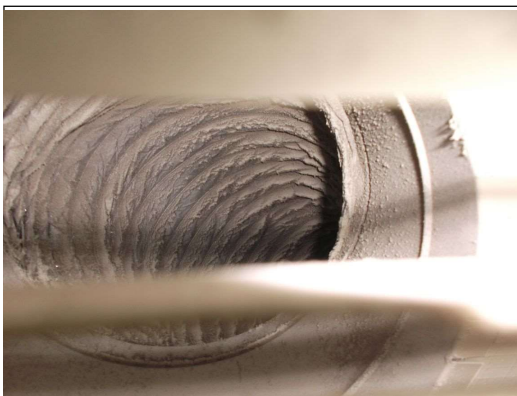
Location Basement

System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2016?Energy source Gas Electric Oil LP Solid fuel [Other](#)Warm air system Belt drive Direct drive Gravity Central system Floor/wall unitHeat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted Carbon/soot buildupCarbon monoxide N/A Detected at plenum Detected at register Not testedCombustion air venting present N/A Yes NoControls Disconnect: Yes No Normal operating and safety controls observedDistribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety HazardFlue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair Not VisibleFilter N/A Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic not testedWhen turned on by thermostat Fired Did not fire Proper operation: Yes No Not testedHeat pump N/A Supplemental electric Supplemental gasSub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No**Heating General Comments:****Maintenance:**

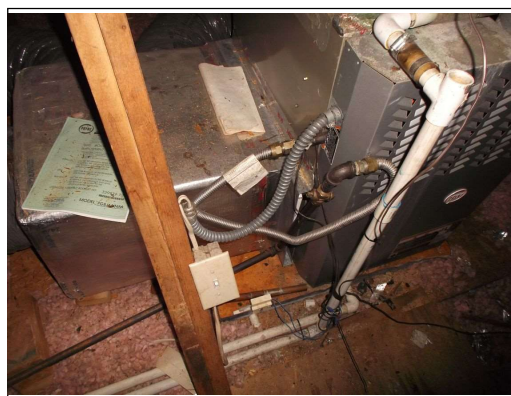
The air returns are very dusty and duct systems need professional cleaning.

Can hear the attic furnace operation vibration in the master bath and the hall outside of the master bedroom (may indicate defective motor, fan balance or defective system). There is poor airflow from the master air vents (low air flow). Rust in furnace drain pan in the attic.

It is advised to have a certified HVAC technician check and service all HVAC systems for operation and maintenance before closing.

Heating Pictures

Air ducts dusty



Rust in attic furnace drain pan

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Trane Location: Side of house Approx. age: 10+ 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

Heat Pump - A/C Unit #2

Brand Name: Payne Location: Side of house Approx. age: 8+ 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

Comments

Heat Pump - A/C Unit #3

Brand Name: General Location: Side of house Approx. age: 9+ 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

Comments

Cooling General Comments:

Maintenance:

Missing refrigerant line insulation at the exterior wall near and in the wall at the right side of the house behind the AC units (can cause pipe sweating into the wall where missing). Missing refrigerant line insulation at the line in the attic and near the attic furnace. It is advised to have a certified HVAC person check, service for maintenance all AC units before closing.

Cooling Pictures



Missing refrigerant line insulation in wall



Missing refrigerant line insulation attic furnace



Missing refrigerant line insulation in attic

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

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

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

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

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

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

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

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

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

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

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

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

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

Kitchen General Comments:

Maintenance:

The pocket door's are not plumb, restrictive rollers, hardware defective and locks defective. The sink waste pipe is a S-trap and the disposal drain pipe has no trap. The dishwasher drain pipe is not high looped up to the counter and back down to the drain pipe before connecting can let sink water back into the dishwasher drain pipe. There is a electrical junction box on the stove cabinet floor with a disconnected electrical conduit (can cause damage to the electrical wires). There is no exhaust fan on the replaced cook top (original cook top had a down draf exhaust fan, exhaust pipe still in cabinet). There is a defective drawer with tracks at the right side of the cook top cabinet. Wall cabinet door hinges loose at some areas.

Pantry light fixture is a utility light without a globe (should have a globe). pantry door rubs door frame.

Seller verify service and operation manuals provided for new kitchen appliances.

Kitchen Pictures



Drain pipes improper and unsafe



Detached conduit at junction box



Exhaust fan duct pipe



No exhaust fan at cook top

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:
No washer drain pan in laundry room. Dryer vent terminal door stuck open at the exterior wall. wall cabinet doors bump each other.

Laundry Pictures



No washer drain pan



Dryer vent terminal door stuck open

Rooms

Location: Main Level

Type: Great Room, Living, Dining, Halls...

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

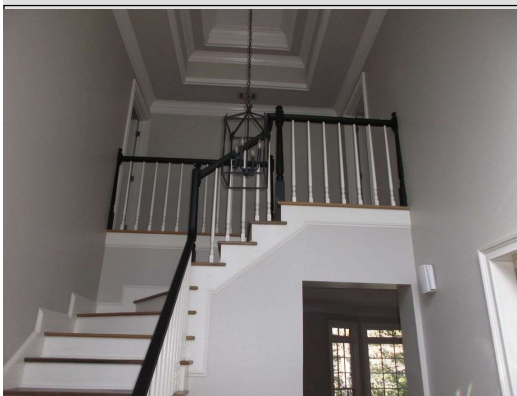
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

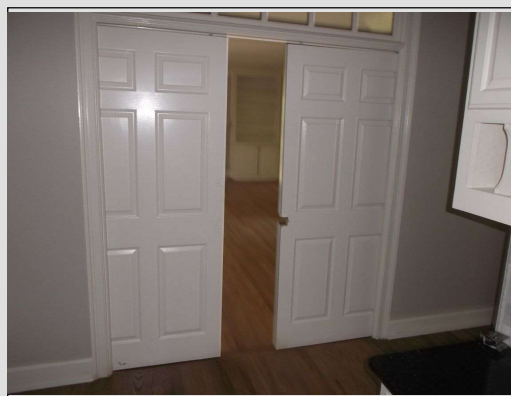
Maintenance:

1st Floor: Stair railing guards spaced more than 4 inches apart. Floor popping at a few areas. Missing gas keys at fireplaces. Rear door frame broken at the bottom. Pocket doors have defective hardware and defective locks. French doors to the deck bump each other. Windows painted shut. Defective cabinet doors at the TV wall cabinets.

Rooms Pictures



Rail guards spaced more than 4 inches apart



Pocket doors defective/locks defective



Door frame split at the bottom

Room 2

Room

Location: Main level

Type: Rooms...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

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:

Living room french doors latch hardware defective. Missing gas keys at fireplaces.

Room 3

Room

Location: 2nd Level

Type: Rooms, Halls...

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:

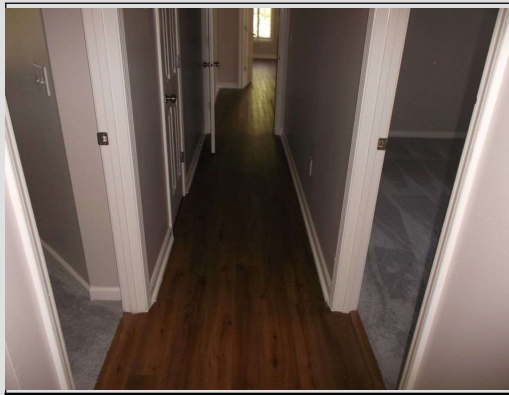
The 2nd level has a trip hazard where the flooring ends at the top of the stairs (flooring is lower than the top step where a transition strip has been placed that is too high). The master bed floor sinks in the middle.

2nd level hall floor slopes from the bedrooms towards the foyer hall.

Room3 Pictures



Trip hazard at flooring and top of steps



Hall floor slopes to balcony

Room 4

Room

Location: 1st and 2nd Level

Type: Rooms...

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No **Where:** _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

Heating source present Yes No **Holes:** Doors Walls Ceilings **Bedroom Egress restricted** N/A Yes No

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

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

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

Room 4 General Comments:

Maintenance:

1st and 2nd Level: Some interior doors rub door framed, missing door stops, 2nd floor hall door lock not latching, floors popping at the 2nd bedrooms, the rear bed outlet top receptacle was not energized, there is a cracked window glass at the rear right bedroom at the right side of the house.

Bathroom 1

Location: Main 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 sink faucet whistles when water is flowing at the hot and cold side.

Bathroom 2

Location: Hall bath 2nd level **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 2 General Comments:

Major Concern:

Hall bath fan exhaust into the attic

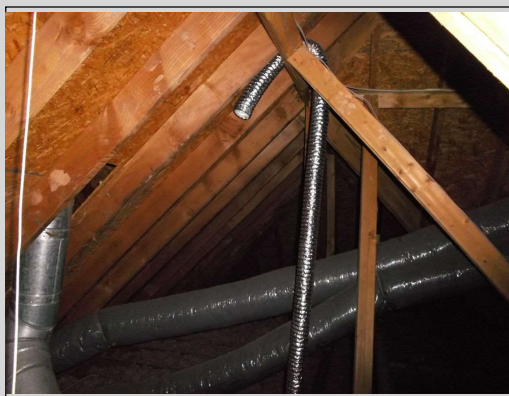
Maintenance:

Hall bath tub water bypass spout when shower flowing water. Tub stopper defective. Electrical outlets not energized at the time of the inspection.

Bathroom2 Pictures



Water flows at spout while shower flowing



Bathroom 3

Location: 2nd Level Bonus Room bath **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:

Major Concern:

Bonus bath fan exhaust into the attic.

Maintenance:

Bonus room bath outlets were not energized at the time of the inspection, water bypass tub spout when shower flowing water, bathroom door rub the floor tiles. All bath toilets are not water savers.

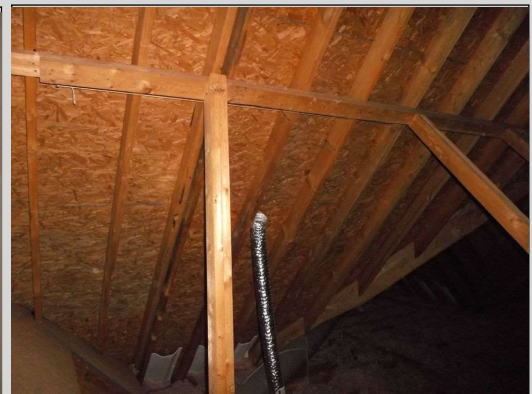
Bathroom3 Pictures



Water flow at the spout and shower head



Toilets not water savers



Fan exhaust into attic

Bathroom 4

Location: Basement 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:

Basement bath sink faucet loose, exhaust fan makes excessive mechanical noise, dry stains on cabinet floor, water bypass tub spout when shower flows water. Door sticks when opening.

Bathroom 5

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 5 General Comments:

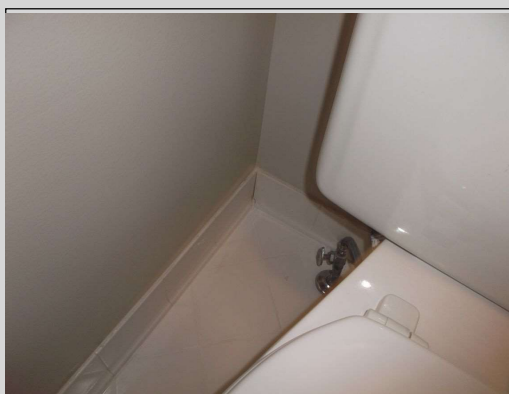
Maintenance:

Master bath floor tile high where it meets the master bed floor can be a trip hazard for some, tub jets did not flow water when turned on, tub stopper defective, tile cracked in tub deck, defective tile repair at the right side of the tub deck, dry stains on sink cabinet floor, right sink faucet handle loose at the base, missing grout at the base tile corner in the toilet room to the left of the toilet, toilets not water savers, shower faucet handle restrictive to turn when turning on water on and off. Debris in grout at shower seat. Grout was not cleaned after shower tile repair (excessive grout spills out joints at seat and floor tiles.

Bathroom5 Pictures



Tiles defective, jets not operating, stopper



Missing grout at base tile in corner



Debris in shower grout

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair

Handrail Yes No **Condition** Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Fieldstone Poured concrete

Horizontal cracks **Step cracks** **Vertical cracks** **Covered walls** **Movement apparent**

Walls Comment:

Floor

Material Concrete Dirt/Gravel Not Visible Other _____

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Seismic bolts N/A Not Visible Appears Satisfactory Recommend evaluation

Drainage

Sump pump Yes No Working Not Working Needs cleaning Pump not tested

Floor drains Yes No Not visible Drains not tested

Girders/Beams

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete LVL Not visible

Columns

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete Block Not visible

Joists

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Truss Not visible 2x8 2x10 2x12 Engineered I-Type Sagging/altered joists

Sub floor N/A Not Visible Appears Satisfactory

Basement General Comments:

Safety Hazard:

There is no fire resistant door at the main level hall to the stairs.

Maintenance:

The light at the stairs lower landing did not illuminate when switches turned on. There are dry water stains on the inside of the french doors to the back yard. There is a ceiling light in the storage closet at the bottom of the stairs without a globe. several closet doors defective in the basement. Verify stairs in contact with the basement floor are treated or have a termite shield on the floor between the wood and floor. There were dry water stains noted in the floor of one of the storage box seats at the exterior wall. The utility room walls have the insulation installed backwards (paper should face heated space)

Basement Pictures



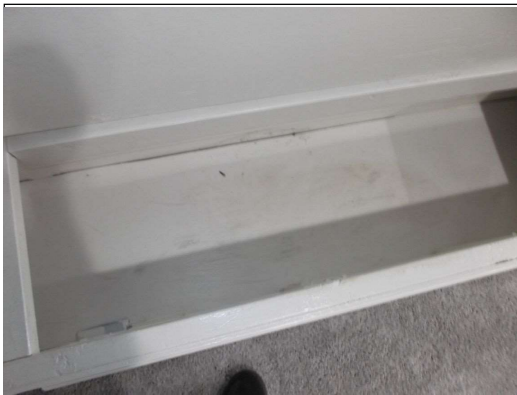
Stairs rest on concrete?



Closet doors defective



Dry stains at the bottom of french doors



Stains in bench seat box bottom



S-Trap in bar sink drain pipe



Insulation installed in walls backwards

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 and Den

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: 6 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:**

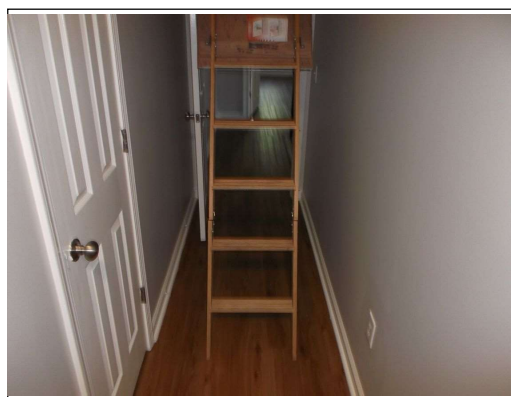
The attic light did not illuminate, bath fans exhaust into the attic,

There were no spacer clips installed between roof deck panels during original installation (used to create a air space between panels for expansion in the panels). Attic ladder slightly too long. Missing attic flooring leading to the furnace and in front of the furnace.

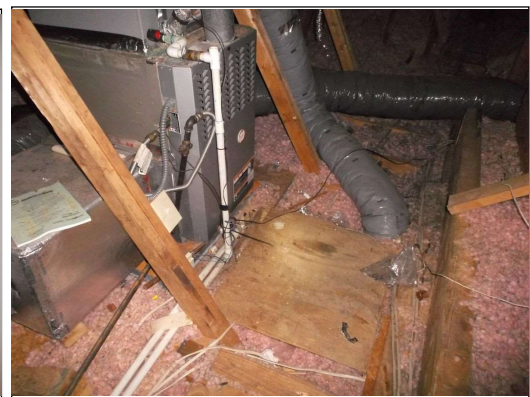
It is advised to install smoke alarms in all rooms for sleeping.

Interior Pictures

Missing spacer clips between deck panels



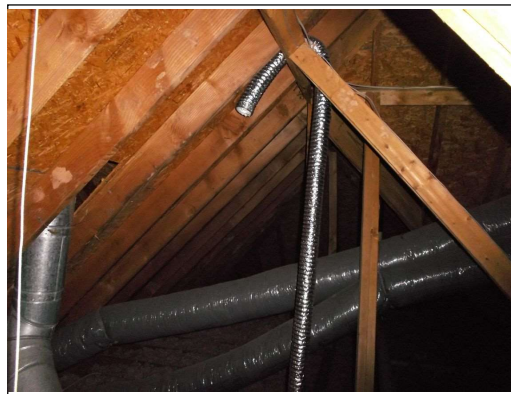
Ladder slightly too long



Defective and missing floor leading to furnace



Bath exhaust into attic



Bath exhaust into attic



Bath exhaust into attic

Crawl Space

Crawl space

- Full crawlspace
 Interior hatch/door
 Conditioned (heated/cooled)
 Yes
 No

Access

- Exterior
 Combination basement/crawl space/slab
 Full Via basement
 No access

Inspected from

- Access panel
 In the crawl space

Foundation walls

- Handrail**
 Satisfactory
 Marginal
 Have Evaluated
 Monitor
 Cracks
 Movement

- Material**
 Concrete block
 Poured concrete
 Stone
 ICF
 Wood
 Brick

Floor

- Concrete
 Gravel
 Dirt
 Typical cracks
 Not Visible
 Vapor barrier present
 Other

Seismic bolts

- None visible
 Appear satisfactory
 Recommend evaluation

Drainage

- Sump pump**
 Yes
 No
 Operable:
 Yes
 No
 Pump not tested

- Standing water**
 Yes
 No
 Not Visible
 Evidence of moisture damage
 Yes
 No

Ventilation

- Wall vents
 Power vents
 None apparent
 Additional ventilation recommended
 Evidence of moisture damage

- Perimeter Vents

Girders/Beams/Columns

- Steel
 Wood
 Masonry
 Not Visible
 Sagging/Altered
 Condition
 Satisfactory
 Marginal
 Poor

Joists

- Wood
 Engineered I-Type
 Sagging/Altered joists
 Condition
 Satisfactory
 Marginal
 Poor

Subfloor

Not Visible Indication of moisture stains/rotting **Condition** Satisfactory Marginal Poor

Insulation

None Type: **Location** Walls Between floor joists Other

Vapor barrier

Yes No Kraft/foil faced Plastic Not Visible Improperly installed Other

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

