

PROPERTY INSPECTION REPORT



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



1802 Walker Ave. College Park, GA.

Inspection Date:

Sep 27, 2021

This confidential report is prepared exclusively for:

Kyhry Taylor

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

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

*****It is advised to verify all permits that were issued for renovations, inspections passed, final inspection and a certificate of occupancy issued. Check building department records for renovations. This home appears to be 87% complete.

BUILDING DATA

Approximate Age:	1930
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	84

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.

Based on the inspection and conditions found, the general cost to make repairs and corrections can be between \$38,000.00 to \$51,000.00

Major Concerns

Grounds

There are paint debris in the soil under the mulch at various areas (based on the age of this home there was and may be lead based paint on original trim). EPD advises to not leave paint debris in the soil after repairs as there can be lead in paint.

Exterior

Brick veneer has been painted.

Roof

The chimney is missing a rain cap; the gas vent pipe coming out of the chimney is improper, defective and can cause leaks. There is no spark screen on top of the chimney.

Electrical

Hole in the top of the electrical disconnect at the rear exterior wall. Missing caulk where light fixtures are attached to exterior walls. Defective wiring in the basement. Exposed wiring connections in the basement. Main electrical cable at the rear exterior wall is not clamped to the brick veneer.

Plumbing

Main water pipe from the street appears to be steel which may be nearing end of service (steel pipe can rust inside). Main waste pipe leading from the basement to the street is the original cast iron (cast iron pipe can rust and corrode over time).

Heating

Construction materials inside the 2nd floor air return register. Verify all room air ducts are properly installed and connected.

Room1

Several doors rub and bump door frames; Front room floor slopes to the exterior corner. There are no clothes rods in closets.

Home was fully furnished at the time of the inspection and could not access all wall areas. Missing door stops at some areas.

Basement

There is no handrail at the stairs to the basement. There are settling cracks at the stairs. Cannot verify there is a floor drain in the floor at the bottom of the stairs. Indications of termite trails on some floor framing; cannot see sub floor as insulation has been placed between floor joists;

Interior

There was no attic access found at the 2nd floor. Could not verify attic conditions. There should be a attic scuttle hole or ladder to inspect attic. Smoke alarms were chirping. Verify all smoke alarms are operational and stop chirping.

There is no damper in the fireplace and no lining (brick mortar worn). It is advised to have a chimney sweep inspect, service and make repairs to chimney components.

Potential Safety Hazards

Garage

Carport post bricks removed at the bottom half that can cause the remaining upper section to come loose over time.

Heating

Damaged Asbestos tape found on old air duct components in basement ceiling. It appears that there may have been improper Asbestos removal in the basement and there can be contamination in the soil, on the floor and ledges if not removed properly. There can be Asbestos fibers in the house if people and workers went from the basement to the house during renovations and repairs.

Basement

The basement lighting system was not operational and defective. Mold and fungus found at areas.

Items to Monitor

Grounds

This home is just north of the international airport flight path.

There is defective mortar repairs at various areas at the foundation at left side of the house.

Foundation stones have repaired mortar joints (seller verify major cracks were not repaired and painted).

Grounds

Poor site drainage at the front of the house on the left side and soil slopes to the foundation; poor grading and site drainage at the left side of the house; there is an open storm water drain opening at the rear yard (can be a safety hazard).

The rear wood deck stairs is missing a handrail, support posts are not bolted to the rim joists, deck floor poorly fastened to the house wall, there is support wood contacting the soil, there is a missing joist hanger where the deck floor beam terminates at the rim joist, debris under the wood deck,

The front masonry steps have risers uneven and too high (trip hazard); the front porch floor has been painted and there is a moderate crack painted over (this paint may not remain on tiles after several rains);

The hose faucets pipes are loose in the foundation walls (movement).

Exterior

Missing weep holes in brick veneer for drainage; missing bead of caulk around light fixtures and electrical boxes mounted on brick and walls; the bricks are different type at the left side of the house near the rear (may have been a window or opening at couple areas that was closed off); there siding at the left side of the house at the upper level is resting on top of the metal flashing for the roof (should be an air gap to prevent water absorption and rot); front gutters have excessive slope to the corners at the front of the house; missing elbow at the downspout at the front of the carport;

Drywall dust on screened porch screen and some window screens;

The electrical meter disconnect box at the rear of the house has a hole in the top and missing a bead of caulk across the top of the meter box (water can get inside box and into holes in the brick);

There are holes and openings in the brick veneer at several areas needing filling.

Front door threshold is not supported can be damaged over time; rear door threshold wood support appears to not be treated can rot;

The AC unit at the left side of the house is leaning on the base, refrigerant line insulation damaged, holes in the brick needs filling, verify condensate drain pipe is routed 3 feet away from the foundation.

Roof

Plumbing pipe flashing has been installed on top of the shingles and face nailed (nails can extract and cause leaking over time). Cannot verify the roof system has proper ventilation.

Garage

Carport roof system slopes to the right and shows signs of settling at the brick column. There is a downspout pouring at the carport front column that is needing an elbow and routed away.

Electrical

The distribution panel box in the house does not have the proper breaker list. Defective lighting in basement. Dining room lights not illuminating.

Plumbing

Hose faucet pipes passing through foundation walls are loose; water heater appears damaged at the bottom and mud stains; water heater appears to not be properly wired at the time of the inspection; gas pipes leading to the furnace is not properly supported and brace and movement can damage pipes; water pipe used for gas pipe;

Heating

The furnace gas vent pipe system is not installed properly and components missing. There are calcium stains on the air handler at the top of the furnace.

Cooling

It is advised to have a certified HVAC tech check and complete system installation

Kitchen

Kitchen floor slopes to the exterior wall or to the sink wall; dishwasher is installed leaning back to the counter and filled with debris (could not operate); several drawers rub and bump; island doors rub bottom drawer; cabinet drawer bump the side of the refrigerator; dishwasher drain pipe not high looped up to the counter and back down to the ground can let sink water back into the dishwasher drain pipe;

Laundry

Missing washer drain pan; door to the laundry room bumps door frame. Verify dryer properly vented to the outside.

Room3

2nd Floor closets missing rods, left bedroom baseboard high off carpet, several doors rub door frames, missing door stops, floors are popping at several areas (may indicate poor sub floor nailing).

Bathroom1

3/4 bath shower head pipe loose in the wall; no caulk where toilet rest on the floor. Missing cover plates around water pipes passing through sink cabinet floor.

Bathroom2

2nd floor left bath toilet missing caulk at the floor, tub spout crooked on the wall;

2nd floor right bath toilet missing caulk at the floor, there are stains on sink cabinet floor.

Bathroom3

Master bath door rub and bump door frame, missing caulk where toilet rest on the floor, there are no cover plates where pipes pass through cabinet floor, cabinet drawers bump when opening, dry stain on sink cabinet floor.

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:

There are paint debris in the soil under the mulch at various areas (based on the age of this home there was and may be lead based paint on original trim). EPD advises to not leave paint debris in the soil after repairs as there can be lead in paint.

Item to Monitor:

This home is just north of the international airport flight path.

There is defective mortar repairs at various areas at the foundation at left side of the house.

Foundation stones have repaired mortar joints (seller verify major cracks were not repaired and painted).

Maintenance:

Poor site drainage at the front of the house on the left side and soil slopes to the foundation; poor grading and site drainage at the left side of the house; there is a open storm water drain opening at the rear yard (can be a safety hazard).

The rear wood deck stairs is missing a handrail, support posts are not bolted to the rim joists, deck floor poorly fastened to the house wall, there is support wood contacting the soil, there is a missing joist hanger where the deck floor beam terminates at the rim joist, debris under the wood deck,

The front masonry steps have risers uneven and too high (trip hazard); the front porch floor has been painted and there is a moderate crack painted over (this paint may not remain on tiles after several rains);

The hose faucets pipes are loose in the foundation walls (movement).

Grounds Pictures



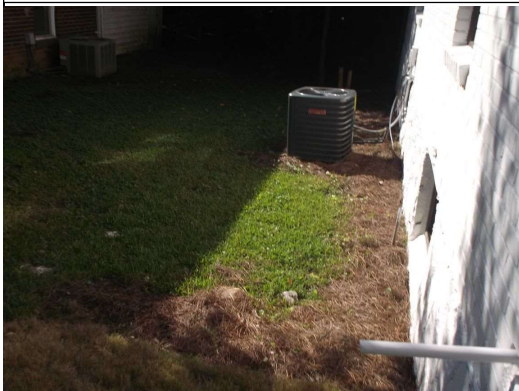
Soil slopes to the front of the house



Open pit in rear yard



Debris placed under the deck



Poor soil grading and slope away



Deck needs corrections several areas



Defective mortar joints in foundation

Exterior

Chimney(s)

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

Gutters/Scuppers/Eavestrough

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

Siding

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

Trim

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

Fascia

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

Caulking

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

Windows

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

Slab-On-Grade/Foundation

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Door

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

Exterior A/C - Heat pump # 1

Unit #1 **Location** Side of house

Brand: Goodman **Model #:** General **Approx Age:** 2018

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Improperly sized fuses/breakers

Maximum fuse/breaker rating (amps): 60 Fuses/Breakers installed (amps):

Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line

Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:**Major Concern:**

Brick veneer has been painted.

Maintenance:

Missing weep holes in brick veneer for drainage; missing bead of caulk around light fixtures and electrical boxes mounted on brick and walls; the bricks are different type at the left side of the house near the rear (may have been a window or opening at couple areas that was closed off); there siding at the left side of the house at the upper level is resting on top of the metal flashing for the roof (should be a air gap to prevent water absorption and rot); front gutters have excessive slope to the corners at the front of the house; missing elbow at the downspout at the front of the carport;

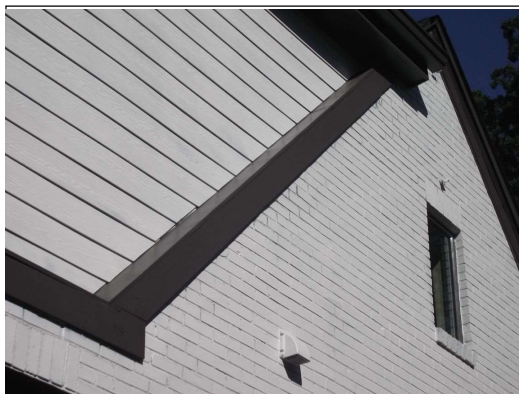
Drywall dust on screened porch screen and some window screens;

The electrical meter disconnect box at the rear of the house has a hole in the top and missing a bead of caulk across the top of the meter box (water can get inside box and into holes in the brick);

There are holes and openings in the brick veneer at several areas needing filling.

Front door threshold is not supported can be damaged over time; rear door threshold wood support appears to not be treated can rot;

The AC unit at the left side of the house is leaning on the base, refrigerant line insulation damaged, holes in the brick needs filling, verify condensate drain pipe is routed 3 feet away from the foundation.

Exterior Pictures

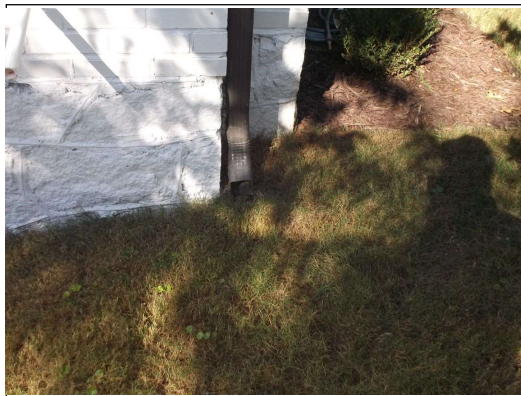
Siding rest on roof flashing



Hole in top of panel box



Different bricks



Downspouts pour at foundation



Threshold not supported



Front steps trip hazard

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 2+ Location North 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:

Major Concern:

The chimney is missing a rain cap; the gas vent pipe coming out of the chimney is improper, defective and can cause leaks. There is no spark screen on top of the chimney.

Maintenance:

Plumbing pipe flashing has been installed on top of the shingles and face nailed (nails can extract and cause leaking over time). Cannot verify the roof system has proper ventilation.

Roof Pictures



Defective cap, missing screen, defective vent



Flashing on top shingles face nailed



Flashing on top shingles face nailed can leak

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
 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:

Carport post bricks removed at the bottom half that can cause the remaining upper section to come loose over time.

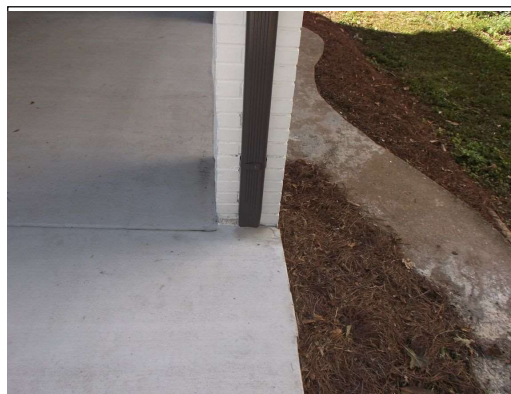
Maintenance:

Carport roof system slopes to the right and show signs of settling at the brick column. There is a downspout pouring at the carport front column that is needing a elbow and routed away.

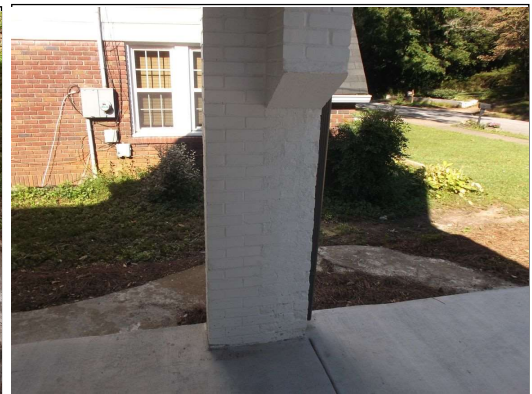
Garage/Carport Pictures



Roof structure slopes to the right



Missing downspout elbow



Brick removed at the bottom half of column



Brick removed at the bottom half of column

Electrical

Main panel

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

Electrical General Comments:

Major Concern:

Hole in the top of the electrical disconnect at the rear exterior wall. Missing caulk where light fixtures are attached to exterior walls. Defective wiring in the basement. Exposed wiring connections in the basement. Main electrical cable at the rear exterior wall is not clamped to the brick veneer.

Maintenance:

The distribution panel box in the house does not have the proper breaker list. Defective lighting in basement. Dining room lights not illuminating.

Electrical Pictures



Hole in top of electrical disconnect box



Open junction boxes in the basement



Feeder cable not clamped to brick



No breaker list inside panel door



Defective lighting in basement ceiling

Plumbing

Water service

Main shut-off location: Street

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:

Approx. age:

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:**

Main water pipe from the street appears to be steel which may be nearing end of service (steel pipe can rust inside). Main waste pipe leading from the basement to the street is the original cast iron (cast iron pipe can rust and corrode over time).

Maintenance:

Hose faucet pipes passing through foundation walls are loose; water heater appears damaged at the bottom and mud stains; water heater appears to not be properly wired at the time of the inspection; gas pipes leading to the furnace is not properly supported and brace and movement can damage pipes; water pipe used for gas pipe;

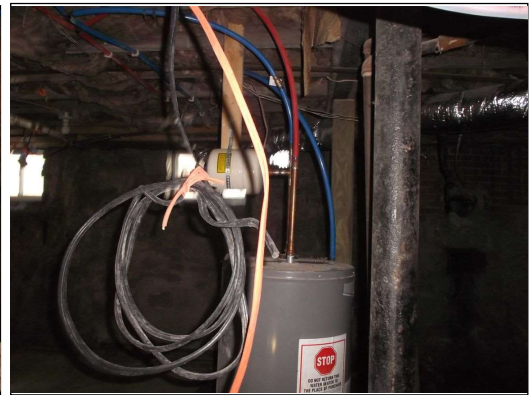
Plumbing Pictures



Water pipe for gas



Main pipe in foundation appears to be steel



Water heater setup not complete

Heating

Remove

Heating system**Unit #1** Brand name: Goodman

Location basement

System condition Satisfactory Marginal Poor Recommended HVAC technician examine **Approx. age:** 2018

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:

Major Concern:

Construction materials inside the 2nd floor air return register. Verify all room air ducts are properly installed and connected.

Safety Hazard:

Damaged Asbestos tape found on old air duct components in basement ceiling. It appears that there may have been improper Asbestos removal in the basement and there can be contamination in the soil, on the floor and ledges if not removed properly. There can be Asbestos fibers in the house if people and workers went from the basement to the house during renovations and repairs.

Maintenance:

The furnace gas vent pipe system is not installed properly and components missing. There are calcium stains on the air handler at the top of the furnace.

Heating Pictures



Furnace defective, missing flue, stains



Defective furnace flue pipe assembly



Defective furnace vent pipe atop chimney



Asbestos tape damaged in basement ceiling



Air duct inside return air register

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Goodman Location: Exterior Approx. age: 2018 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: N/A Not operated due to exterior temperature

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

Cooling General Comments:

Maintenance:

It is advised to have a certified HVAC tech check and complete system installation

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

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

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

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

Disposal	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Trash Compactor	<input checked="" type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Dishwasher	<input type="checkbox"/> N/A	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	Exhaust fan	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Range	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Refrigerator	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Oven	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	Microwave	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
Range/Oven	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		Cooktop	<input type="checkbox"/> N/A	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested

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

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

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

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

Kitchen General Comments:

Maintenance:

Kitchen floor slopes to the exterior wall or to the sink wall; dishwasher is installed leaning back to the counter and filled with debris (could not operate); several drawers rub and bump; island doors rub bottom drawer; cabinet drawer bump the side of the refrigerator; dishwasher drain pipe not high looped up to the counter and back down to the ground can let sink water back into the dishwasher drain pipe;

Kitchen Pictures



Floor slopes to the sink



Dishwasher not plumbed



Packaging in dishwasher



Dishwasher drain pipe not high looped

Laundry

Laundry

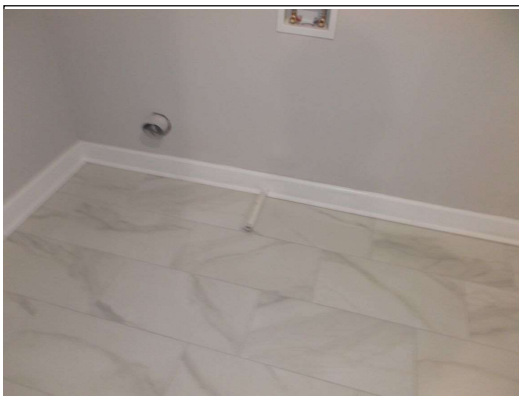
Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard
Heat source present Yes No **Room vented** Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical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

Missing washer drain pan; door to the laundry room bump door frame. Verify dryer properly vented to the outside.

Laundry Pictures



Rooms

Location: Main Level

Type: Great Room

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

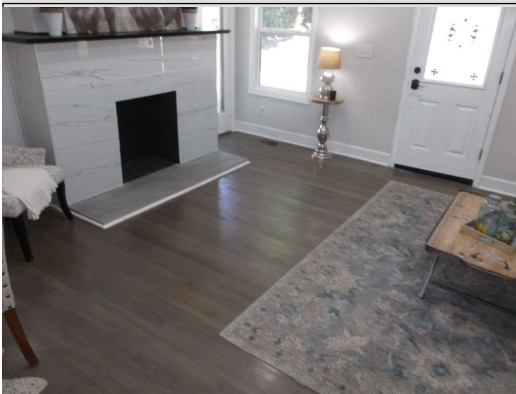
Rooms General Comments:

Major Concern:

Several doors rub and bump door frames; Front room floor slopes to the exterior corner. There are no clothes rods in closets.

Home was fully furnished at the time of the inspection and could not access all wall areas. Missing door stops at some areas.

Rooms Pictures



Floor slopes to the front corner

Room 2

Room

Location: Rear Main Level

Type: Beds, Rooms, Hall...

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:

Front bed floor slopes to the exterior corner; no rods in closets; Right bed door bump door frame;

Master bed door rub door frame and no rods in closets.

Room2 Pictures



Front bed floor slopes to exterior corner

Room 3

Room

Location: 2nd Level

Type: Bedrooms

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

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

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

Heating source present

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

Doors

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

Windows

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

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 3 General Comments:

Maintenance:

2nd Floor closets missing rods, left bedroom baseboard high off carpet, several doors rub door frames, missing door stops, floors are popping at several areas (may indicate poor sub floor nailing).

Room3 Pictures



Gap at carpet and floor

Bathroom 1

Location: 1st floor bath **Type:** 3/4

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

Tubs N/A

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 1 General Comments:

Maintenance:

3/4 bath shower head pipe loose in the wall; no caulk where toilet rest on the floor. Missing cover plates around water pipes passing through sink cabinet floor.

Bathroom1 Pictures



Missing cover plates at pipes in cabinet floor

Bathroom 2

Location: 2nd floor left bed bath **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

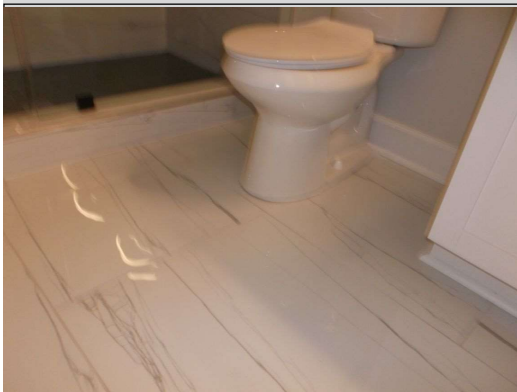
Bathroom 2 General Comments:

Maintenance:

2nd floor left bath toilet missing caulk at the floor, tub spout crooked on the wall;

2nd floor right bath toilet missing caulk at the floor, there are stains on sink cabinet floor.

Bathroom2 Pictures



Toilet missing caulk at floor/Spout crooked



Spout turned to the side

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 door rub and bump door frame, missing caulk where toilet rest on the floor, there are no cover plates where pipes pass through cabinet floor, cabinet drawers bump when opening, dry stain on sink cabinet floor.

Bathroom3 Pictures



Major stain on cabinet floor

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:

Major Concern:

There is no handrail at the stairs to the basement. There are settling cracks at the stairs. Cannot verify there is a floor drain in the floor at the bottom of the stairs. Indications of termite trails on some floor framing; cannot see sub floor as insulation has been placed between floor joists;

Safety Hazard:

The basement lighting system was not operational and defective. Mold and fungus found at areas.

Maintenance:

There is no solid door to the basement. The rear room addition crawlspace is missing a wall. Missing insulation under the rear room addition floor. Can see mold and fungus on some floor framing. Debris in basement. Missing moisture barrier covering soil. Cannot verify there is a termite shield or treated wood resting on the foundation at all areas (termite trails found). Rotted wood in the ceiling of the front basement areas.

Basement Pictures



Rotted wood and debris



Missing insulation



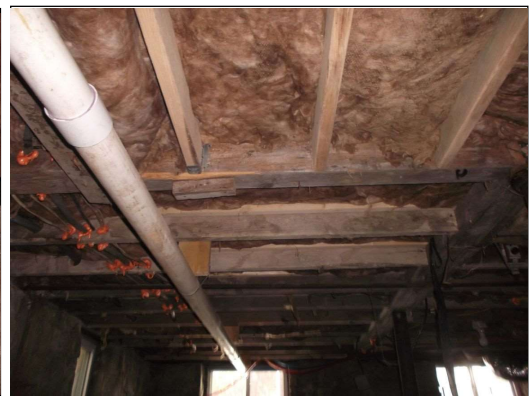
debris and missing moisture barrier



Termite trails



Cannot verify wood is treated on masonry



Mold and Fungus on floor joists

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: Front Room

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

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

Mantel N/A Secure Loose Recommend repair/replace

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

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

Access limited by: No Access **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: _____ 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:**Major Concern:**

There was no attic access found at the 2nd floor. Could not verify attic conditions. There should be a attic scuttle hole or ladder to inspect attic. Smoke alarms were chirping. Verify all smoke alarms are operational and stop chirping.

There is no damper in the fireplace and no lining (brick mortar worn). It is advised to have a chimney sweep inspect, service and make repairs to chimney components.

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