

PROPERTY INSPECTION REPORT



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2030 Main Street NW. #306, Atlanta, GA. 30318

Inspection Date:

Oct 13, 2021

This confidential report is prepared exclusively for:

David Jois

Prepared By:

PPREI

Report Number:

1381

Inspector:

Paris Pressley

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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

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

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

SUMMARY SECTION CATEGORIES:

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

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

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

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

THE SCOPE OF THE INSPECTION

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

BUILDING DATA

Approximate Age: 2008
Style: Single Family
Main Entrance Faces: North
State of Occupancy: Vacant
Weather Conditions: Sunny
Recent Rain: No
Ground Cover: Dry
Temperature: 80

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.

Verify HOA agreed maintenance, coverage of building and grounds; verify if there is a 1/12 or 2/10 builder's warranty offered for new construction; verify there have been all final inspections completed and passed and a certificate of occupancy issued buy the city of Atlanta building department;

Major Concerns

Grounds

There is an old abandoned fire station at the west corner of the inspected property. Verify if that property will never be a fire station again as this can be a noise concern if site is re-commissioned in the future. Contact Fulton County fire chief's office for information on this property and future use.

Garage

Pipe leaking in the water heater closet has caused major water saturation to wall, mold-like substance on sheetrock and sheetrock damage (verify there is no wall framing and wall materials damaged behind sheetrock). Verify water leak has been repaired ASAP to prevent further damage.

Plumbing

There was low water flow noted at the master tub and rear bed faucets.

Cooling

The 3rd floor Furnace had a vibration noise while operating in the cooling mode. Have a certified HVAC company verify.

Bathroom2

Rear bedroom bath tub faucet has poor or low water flow. The mirror glass was broken at the right side while cutting.

Bathroom3

Master bath: Poor water flow at the tub spout. There appears to be several areas of touch paint visible in the master bath ceiling (verify there is no roof leak or leaking above the ceiling).

Interior

There is drywall dust on blinds, on window sash and window stools. Verify all carpets are free of dust. Can hear furnace operation at some areas at the 3rd level.

Potential Safety Hazards

Electrical

Defective receptacle in the great room floor and cover plate is defective (install properly and verify accessible).

Kitchen

The receptacle inside the sink cabinet for the disposal did not trip when tested.

Laundry

The laundry room receptacle did not trip when tested.

Items to Monitor

Grounds

There is a radio wave, cell tower and/or transmission tower at the west side of the property located on the old fire station property.

Maintenance

Grounds

The asphalt driveway at the rear of the building has poor slope to the storm water drains and poor slope away from the garages at this end of the building; the grading has poor slope away from the building at the right side and can hold ground water during long and heavy rains; tree limbs are touching building; there are settling cracks in patio floor and patio floor has excessive slope away from the building;

Defective anti-siphon device at the hose faucet at the rear of the building and missing anti-siphon device at the patio or deck of the building.

Exterior

Missing bead of caulk across the top of the panel boxes attached to the brick veneer on the right side of the building (can let water behind and into holes in the brick wall).

Paint peeling at the rear patio floor band. Incomplete painting at the rear siding. Rear patio electrical outlet is loose in the wall and missing caulk seal to prevent water behind and into wall space.

Rear window screens are deteriorating from UV rays. The front door threshold has been screwed down to the floor with non-galvanized screws causing the metal threshold to have poor slope away from interior (can cause water to not drain away from door opening under certain conditions)

Roof

Based on the age of the building (2008) and visible roof areas, it is advised to have a professional, commercial roof company inspect the townhouse's roof and provide maintenance condition letter before closing. Verify who is responsible for roof covering, roof leaks, roof replacement... i.e. HOA or townhouse owner.

There appears to be touch up paint in the ceilings at the 3rd level baths and other areas.

Garage

Vehicle door frame side jambs contact the concrete floor (should be a air gap to prevent termite entry and water absorbing. The water heater closet door threshold is loose and not supported (can be damaged and detached when continued walking on).

There is a opening in the brick veneer wall where the water pipe enters shall be filled.

Common cracks in the garage floor at the time of the inspection.

Electrical

The front door exterior light did not illuminate when switched on. Verify building supplied flood lights are operational at this townhouse. Electrical outlet box in the exterior wall at the patio is loose and missing a caulk seal or proper gasket to prevent water from getting into the wall space.

The air duct damper control in the ceiling above the the 3rd floor furnace is not wired to a electrical source.

Verify all ceiling fan remotes are operational for each fan.

Plumbing

There is no expansion tank installed above the water heater. There is water leaking in the wall at the left of the water heater. The water heater drain pan has been crushed and bent.

The water heater build date is 2009. Water heaters have a good life of 12 years. If the water heater is original when the townhouse was constructed, it can be considered in the last years of use.

Verify who pays for water service to the townhouse.

The rear hose faucet has a defective and leaking anti siphon device. The hose faucet at the patio is missing a anti siphon device.

Heating

The main floor furnace has rust stains in the drain pan and air filter had rust stains; the evaporator coil inside the air handler above the furnace has a little rust at areas. Verify there is no condensate issues or heat pump defects in the HVAC system. Missing filter door at both furnaces.

The 3rd floor furnace has a slight vibration when operating and can hear slight vibration noise in the master bed and bath and in the third floor hall.

There is a air duct in the ceiling above the 3rd floor furnace that has a damper control not wired to a electrical source.

It is advised to have both HVAC systems checked for maintenance and operation before closing.

Cooling

Have both cooling system checked, serviced and maintenance by a certified HVAC company and a letter of service provided.

Kitchen

The dishwasher drain pipe is not high looped up to the sink counter and back down to the sink drain pipe and then connecting (under certain conditions sink water can go back into the dishwasher drain pipe).

The microwave door hinges are loose; the wall cabinet above the microwave left door hinges are loose; The disposal outlet appears to not be GFCI protected. There is a dent in the refrigerator door panel. The laminate is peeling off the off the top of the sink cabinet door.

Can see paint touchup in the kitchen ceiling at areas (verify there are no water leaks above this area).

The stove right rear gas burner did not light.

Laundry

Laundry room doors drag on the floor and latches are restrictive when closing and opening doors. Missing shoe molding on baseboard behind washer drain pan.

Room1

1st floor front entry door frame wood is split at the strike plate and trim has been cut and partially replaced (the deadbolt strike plate was not put back onto the door frame, bottom strike plate has only one screw holding it into place). The front door entry lock is not striking the plate properly and sealing the door closed at the weather strip (can see daylight at the weather strip when the entry door is closed).

Room2

2nd floor: Stairs leading up to the 2nd level landing flooring has gaps between boards; the stair handrail appears to be too wide and can be a safety hazard when trying to grip during during stair travel or a fall (stair railings should be between 2 and 2.8 inches wide for optimum grip).

Can see touch paint in the kitchen ceiling and the great room ceiling (verify there are no water leaks above).

Room3

Bedroom window sash cord defective at the left side; left window could not let all the way down to be locked; right window sash cord defective.

Front bedroom door rubs door frame; crack in left window glass at the front wall;

Seller is advised to check all windows for conditions found and verify all windows are properly operating.

Bathroom1

1st floor 1/2 bath and the 2nd floor 1/2 bath toilets missing a bead of caulk around the toilets where the toilets rest on the floor.

Bathroom2

The rear bedroom bath door rubs on the floor, there is no caulk where the toilet rest on the floor, there are small dry stains on the sink cabinet floor. There are dry water stains around the air vent in the bath ceiling (verify there are no roof leaks or leaks above the ceiling). Can hear the furnace vibration when in the toilet room. Toilet missing caulk where it rest on the floor.

Bathroom3

Master bath toilet missing caulk where it rest on the floor, can hear furnace vibration noise when in the toilet area, defective painting in the ceiling (verify there is no roof leaks above master bath ceiling). The linen closet door rubs the door frame.

Interior

Verify all smoke alarms are operational. Stair railing may be too wide. Verify all ceiling fan remotes are operational.

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 is a old abandoned fire station at the west corner of the inspected property. Verify if that property will never be a fire station again as this can be a noise concern if site is re commissioned in the future. Contact Fulton County fire chief's office for information on this property and future use.

Item to Monitor:

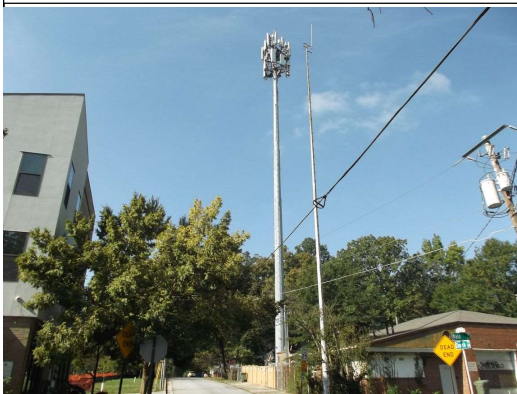
There is a radio wave, cell tower and or transmission tower at the west side of the property located on the old fire station property.

Maintenance:

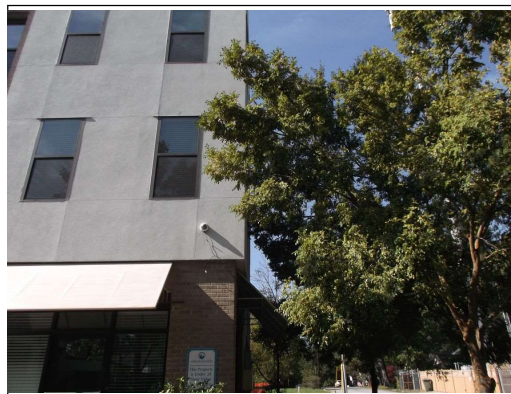
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Defective anti siphon device at the hose faucet at the rear of the building and missing anti siphon device at the patio or deck of the building.

Grounds Pictures



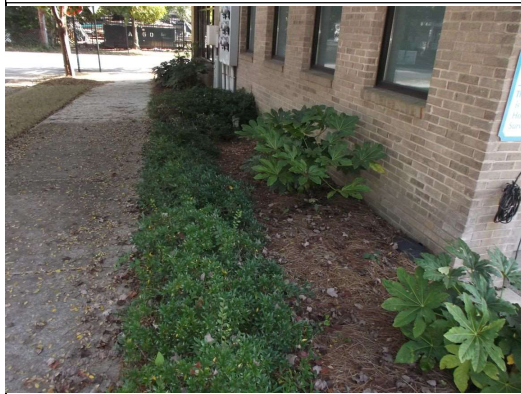
Transmission tower to the west



Trees touch building



Abandoned fire station



Poor soil slope away from foundation



Anti siphon device leaks/hole not sealed



Poor slope and drainage at driveway

Exterior

Add Chimney

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 worn** 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 Pictures



Front door threshold defective



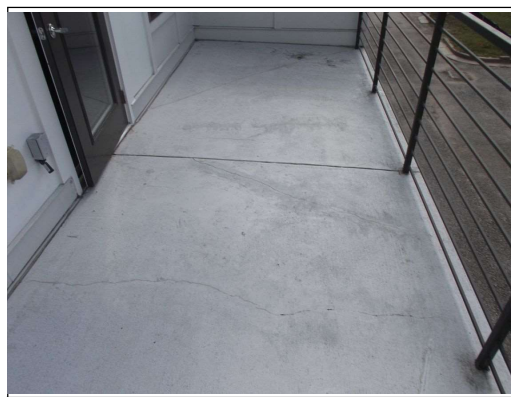
Missing caulk across top of electrical boxes



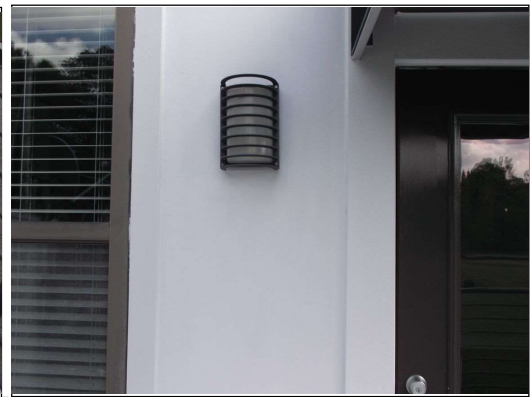
Screens rotting



Defective paint at patio floor rim



Cracks and excessive sloping in patio/deck



Incomplete painting

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 Low
 Layers 1
 Age 2008
 Location North
 Style Flat
 Type Polyurethane with Elastomeric

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:

Based on the age of the building (2008) and visible roof areas, it is advised to have a professional, commercial roof company inspect the townhouse's roof and provide maintenance condition letter before closing. Verify who is responsible for roof covering, roof leaks, roof replacement... i.e. HOA or townhouse owner.

There appears to be touch up paint in the ceilings at the 3rd level baths and other areas.

Roof Pictures



Roof show staining/check laps and seals



Penetrations in roof near master bath ceiling



Stains painted over@ master bath ceiling area



Ceiling stains at rear bed air vent

Garage/Carport

ADD

Type

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

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

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

Siding

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Fiber Cement
Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard
Burners less than 18" above floor Yes No N/A

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair
Condition Satisfactory Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose

Exterior Service Door

Condition Damaged/Rusted Satisfactory Marginal Poor

Electrical Receptacles

Reverse polarity Yes No **Open ground** Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles

Fire Separation Walls & Ceiling

Present Missing

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No **Typical Cracks** Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Auto closure N/A Satisfactory Inoperative Missing

Garage/Carpport General Comments:**Major Concern:**

Pipe leaking in the water heater closet has caused major water saturation to wall, mold like substance on sheetrock and sheetrock damage (verify there is no wall framing and wall materials damaged behind sheetrock). Verify water leak has been repaired ASAP to prevent further damage.

Maintenance:

Vehicle door frame side jambs contact the concrete floor (should be a air gap to prevent termite entry and water absorbing. The water heater closet door threshold is loose and not supported (can be damaged and detached when continued walking on).

There is a opening in the brick veneer wall where the water pipe enters shall be filled.

Common cracks in the garage floor at the time of the inspection.

Garage/Carport Pictures



Vehicle door frame contact concrete floor



Opening in the brick veneer



Door threshold not fully supported



Major water intrusion and damage at wall



Water in and coming down wall

Electrical

Main panel

Location Outside **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:

Defective receptacle in the great room floor and cover plate is defective (install properly and verify accessible).

Maintenance:

The front door exterior light did not illuminate when switched on. Verify building supplied flood lights are operational at this townhouse. Electrical outlet box in the exterior wall at the patio is loose and missing a caulk seal or proper gasket to prevent water from getting into the wall space.

The air duct damper control in the ceiling above the the 3rd floor furnace is not wired to a electrical source.

Verify all ceiling fan remotes are operational for each fan.

Electrical Pictures



Floor outlet unsafe and defective



Front light did not illuminate



Damper wires not connected to source



Missing caulk at electrical boxes/box loose

Plumbing

Water service

Main shut-off location: Water heater closet

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: 65 gal

Approx. age: 2009

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:

There was low water flow noted at the master tub and rear bed faucets.

Maintenance:

There is no expansion tank installed above the water heater. There is water leaking in the wall at the left of the water heater. The water heater drain pan has been crushed and bent.

The water heater build date is 2009. Water heaters have a good life of 12 years. If the water heater is original when the townhouse was constructed, it can be considered in the last years of use.

Verify who pays for water service to the townhouse.

The rear hose faucet has a defective and leaking anti siphon device. The hose faucet at the patio is missing a anti siphon device.

Plumbing Pictures



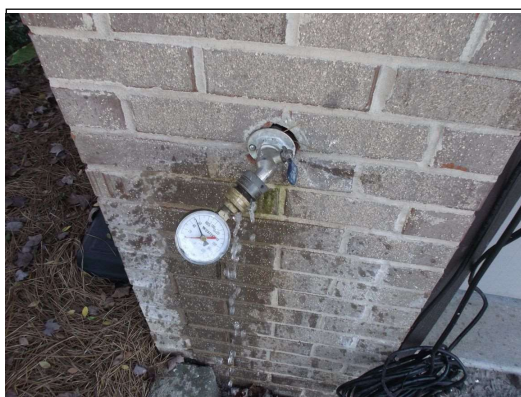
No expansion tank above water heater



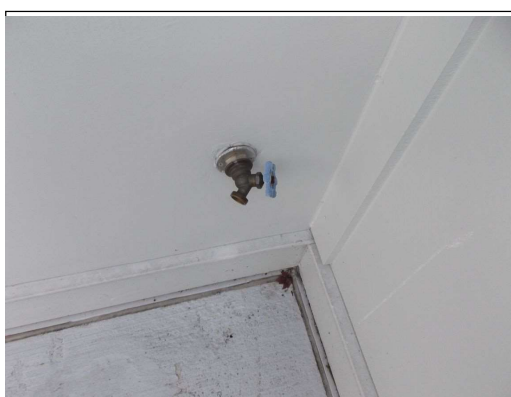
Water leak in wall left of water heater



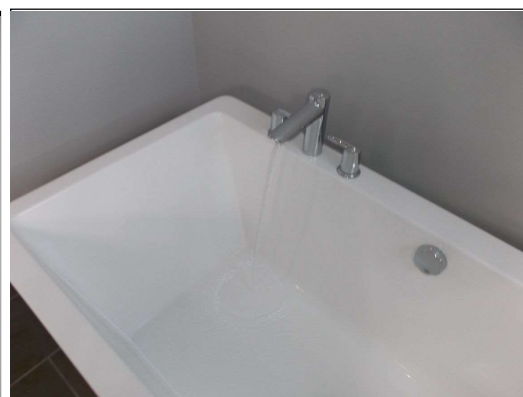
Drain pan bent and crushed



Anti siphon device leaking when water on



Missing anti siphon device on hose faucet



Low water flow at tub's faucets

Heating

Remove

Heating system

Unit #1 Brand name: General Location Great Room Closet
System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2008

Unit #2 Brand name: General Location
System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2008

Energy source Gas Electric Oil LP Solid fuel **Other**

Warm air system Belt drive Direct drive Gravity Central system Floor/wall unit

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair Not Visible

Filter N/A Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic not tested

When turned on by thermostat Fired Did not fire **Proper operation:** Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor **Water/Sand Observed:** Yes No

Heating General Comments:

Maintenance:

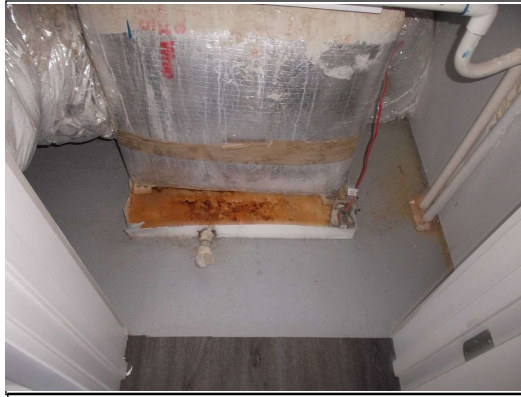
The main floor furnace has rust stains in the drain pan and air filter had rust stains; the evaporator coil inside the air handler above the furnace has a little rust at areas. Verify there is no condensate issues or heat pump defects in the HVAC system. Missing filter door at both furnaces.

The 3rd floor furnace has a slight vibration when operating and can hear slight vibration noise in the master bed and bath and in the third floor hall.

There is a air duct in the ceiling above the 3rd floor furnace that has a damper control not wired to a electrical source.

It is advised to have both HVAC systems checked for maintenance and operation before closing.

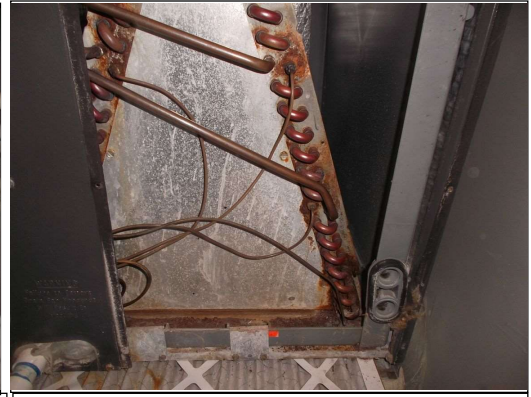
Heating Pictures



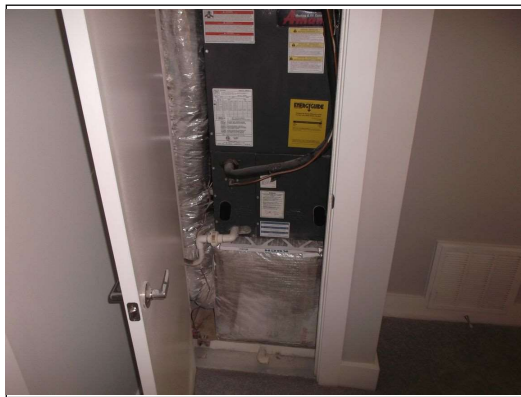
Rust in main floor furnace drain pan



Rust stains on main floor furnace filter



Rust on evaporator coil



Missing filter door at 3rd floor furnace



Damper not wired to electrical source

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Goodman

Location: Roof

Approx. age: 2008

Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other _____

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

Recommend technician evaluate

Operation Differential: OK Not operated due to exterior temperature

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

Cooling General Comments:**Major Concern:**

The 3rd floor Furnace had a vibration noise while operating in the cooling mode. Have a certified HVAC company verify.

Maintenance:

Have both cooling system checked, serviced and maintenance by a certified HVAC company and a letter of service provided.

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:

Safety Hazard:

The receptacle inside the sink cabinet for the disposal did not trip when tested

Maintenance:

The dishwasher drain pipe is not high looped up to the sink counter and back down to the sink drain pipe and then connecting (under certain conditions sink water can go back into the dishwasher drain pipe).

The microwave door hinges are loose; the wall cabinet above the microwave left door hinges are loose; The disposal outlet appears to not be GFCI protected. There is a dent in the refrigerator door panel. The laminate is peeling off the top of the sink cabinet door.

Can see paint touchup in the kitchen ceiling at areas (verify there are no water leaks above this area).

The stove right rear gas burner did not light.

Kitchen Pictures



Outlet did not trip when tested



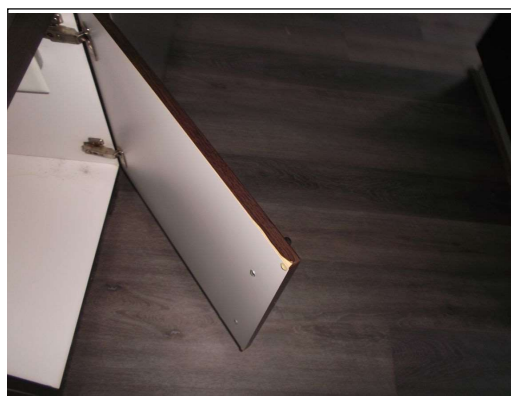
Microwave door loose at hinges



Rear right burner not operational



Loose door hinges at wall cabinet



Laminate peeling at sink cabinet door



Dishwasher drain pipw not high looped up

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:

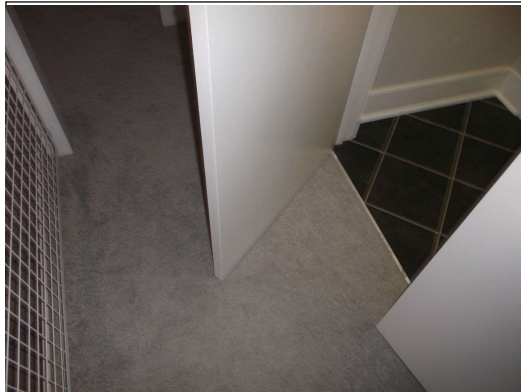
Safety Hazard:

The laundry room receptacle did not trip when tested.

Maintenance:

Laundry room doors drag on the floor and latches are restrictive when closing and opening doors. Missing shoe molding on baseboard behind washer drain pan.

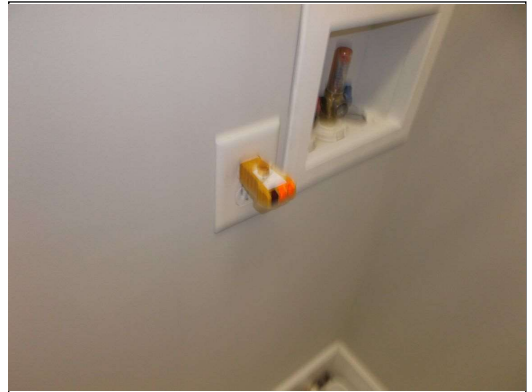
Laundry Pictures



Door drags on the floor



Missing shoe molding at baseboard



Outlet no GFCI protected

Rooms

Location: 1st level

Type: Rooms, Garage...

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

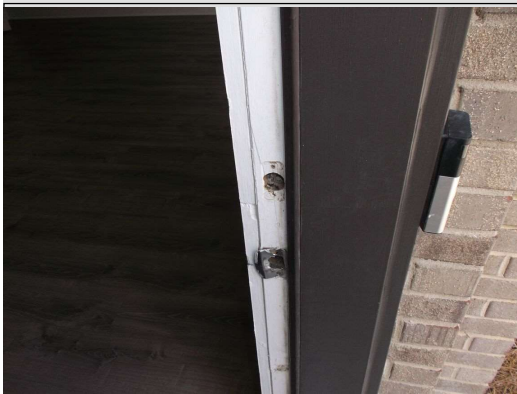
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

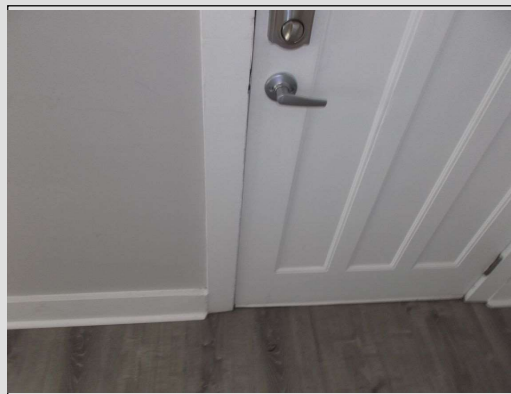
Maintenance:

1st floor front entry door frame wood is split at the strike plate and trim has been cut and partially replaced (the deadbolt strike plate was not put back onto the door frame, bottom strike plate has only one screw holding it into place). The front door entry lock is not striking the plate properly and sealing the door closed at the weather strip (can see daylight at the weather strip when the entry door is closed).

Rooms Pictures



Front door frame split/missing strike plate



Daylight at the front door

Room 2

Room

Location: 2nd Level

Type: Great Room, Kitchen, Stairwell...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** Ceilings

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

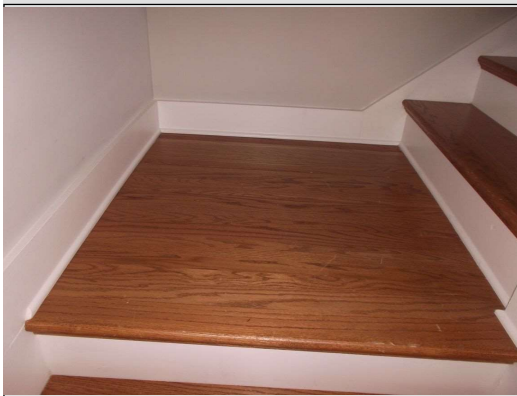
Room 2 General Comments:

Maintenance:

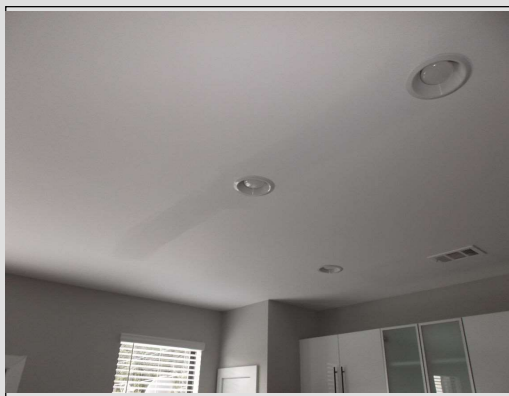
2nd floor: Stairs leading up to the 2nd level landing flooring has gaps between boards; the stair handrail appears to be too wide and can be a safety hazard when trying to grip during during stair travel or a fall (stair railings should be between 2 and 2.8 inches wide for optimum grip).

Can see touch paint in the kitchen ceiling and the great room ceiling (verify there are no water leaks above).

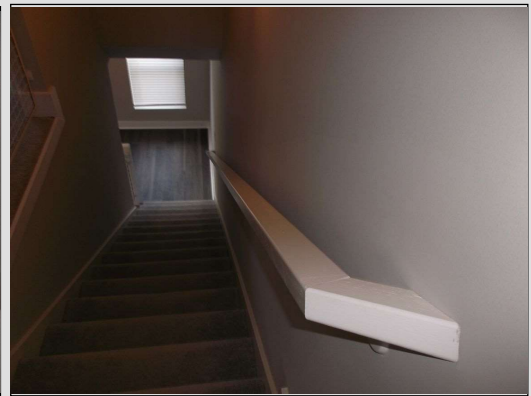
Room2 Pictures



Gap in landing flooring boards



Stains painted over



Handrail too wide

Room 3

Room

Location: 3rd Floor

Type: Bedrooms, Halls...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** Ceilings

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:

Bedroom window sash cord defective at the left side; left window could not let all the way down to be locked; right window sash cord defective.

Front bedroom door rubs door frame; crack in left window glass at the front wall;

Seller is advised to check all windows for conditions found and verify all windows are properly operating.

Room3 Pictures



Crack in front bed glass



Defective sash cord at rear bed window



Could let down and lock rear bed window

Bathroom 1

Location: 1st Floor and 2nd Floor **Type:** Two 1/2 baths

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

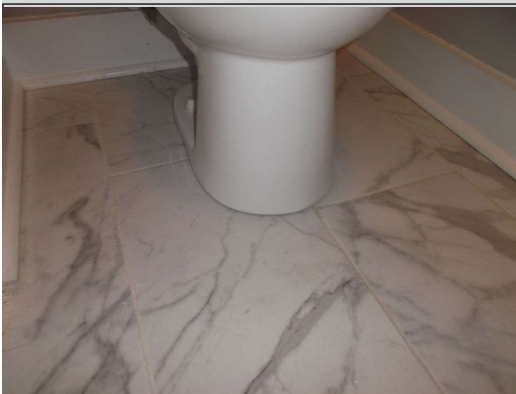
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

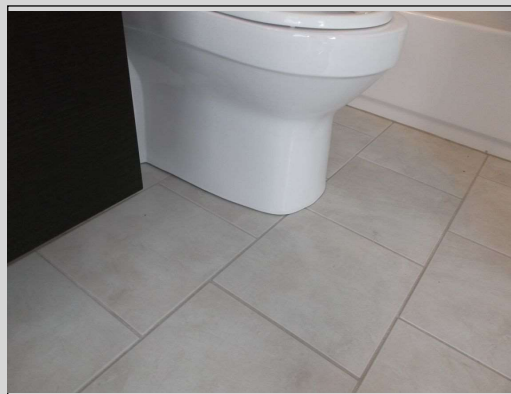
Maintenance:

1st floor 1/2 bath and the 2nd floor 1/2 bath toilets missing a bead of caulk around the toilets where the toilets rest on the floor.

Bathroom1 Pictures



Missing bead of caulk on the floor



Missing bead of caulk on the floor

Bathroom 2

Location: Rear Bed Bath **Type:** Full

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

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

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

Moisture stains present Yes No Walls Ceilings Cabinetry

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

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

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

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

Bathroom 2 General Comments:

Major Concern:

Rear bedroom bath tub faucet has poor or low water flow. The mirror glass was broken at the right side while cutting.

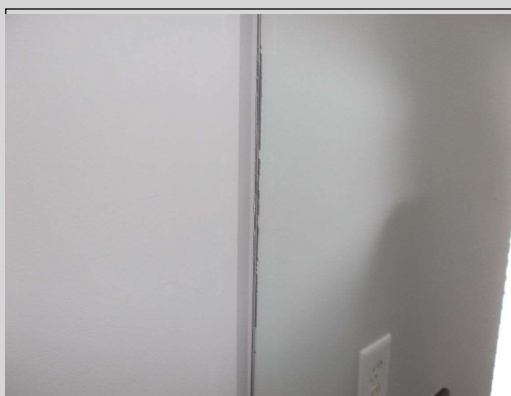
Maintenance:

The rear bedroom bath door rubs on the floor, there is no caulk where the toilet rest on the floor, there are small dry stains on the sink cabinet floor. There are dry water stains around the air vent in the bath ceiling (verify there are no roof leaks or leaks above the ceiling). Can hear the furnace vibration when in the toilet room. Toilet missing caulk where it rest on the floor.

Bathroom2 Pictures



Low water flow at tub spout



Mirror glass broken



Dry stains at ceiling at vent

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:

Major Concern:

Master bath: Poor water flow at the tub spout. There appears to several areas of touch paint visible in the master bath ceiling (verify there is no roof leak or leaking above the ceiling).

Maintenance:

Master bath toilet missing caulk where it rest on the floor, can hear furnace vibration noise when in the toilet area, defective painting in the ceiling (verify there is no roof leaks above master bath ceiling). The linen closet door rubs the door frame.

Bathroom3 Pictures



Low water flow at the tub spout



Paint patching in the master bath ceiling

Interior

Windows/Glass

Condition Satisfactory Marginal Poor Needs Repair Representative number of windows operated Painted shut

Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism

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

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

Fireplace 1

Location:

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

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

Mantel N/A Secure Loose Recommend repair/replace

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

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

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

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

Smoke/Carbon Monoxide detectors

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

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

Interior General Comments:

Major Concern:

There is drywall dust on blinds, on window sash and window stools. Verify all carpets are free of dust. Can hear furnace operation at some areas at the 3rd level.

Maintenance:

Verify all smoke alarms are operational. Stair railing may be too wide. Verify all ceiling fan remotes are operational.

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