

# Property Inspection Report



www.ppinspect.com/404-617-4973



4152 Magnolia Glen Walk, Norcross, GA.

**Inspection Date:**

Dec 16, 2020

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

Courtney Kinsey

**Prepared By:**

PPREI Company

**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.

## BUILDING DATA

<b>Approximate Age:</b>	2005
<b>Style:</b>	Single Family
<b>Main Entrance Faces:</b>	South
<b>State of Occupancy:</b>	Vacant
<b>Weather Conditions:</b>	Rain
<b>Recent Rain:</b>	Yes
<b>Ground Cover:</b>	Wet
<b>Temperature:</b>	44

## THE HOUSE IN PERSPECTIVE

[Average Quality/Maintenance](#)

## 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.

## Major Concerns

### Exterior

House rear exterior wall sits or was installed outside or off-set from the floor slab (wall not fully supported by the concrete floor).

### Plumbing

Water pressure is very high (can cause damage to fixtures);

## Potential Safety Hazards

### Interior

Missing step on ladder; is a fall hazard

## Items to Monitor

### Roof

Vent pipe flashing appears to have been installed on top of roof shingles and face nailed some areas (can cause leaks over time.) There is a TV Dish bolted to the roof can cause leaks over time.

### Garage

Dry water and calcium stains on the floor and concrete knee wall behind the garbage can.

### Bathroom1

Toilet has loud seeping noise when flushed (high water pressure can damage valves); verify toilet seal at the floor is not leaking (stain on floor);

## Maintenance

### Grounds

Front yard dug up, sink hole in the front yard (fill hole, install ground cover to prevent erosion and water logged yard. Moderate settling crack in the driveway near the house foundation. Patio needs pressure wash.

### Exterior

Wood trim needs pressure wash and paint; wood trim water damage some areas; siding needs pressure wash; rear exterior door frame has water damage; broken siding panel to the right of the rear door; ac refrigerant line insulation deteriorated and covered with water pipe insulation;

### Garage

Vehicle door frames close to or contact concrete floor can absorb water and allow termite entry under certain conditions (there is water damage to the base boards inside the garage near the vehicle door frame); there are dry moisture or calcium stains on the concrete behind the garbage can;

### Electrical

Front and rear exterior outlets did not trip when tested; front and rear porch and patio lights did not illuminate; missing caulk bead over the AC switch box attached to the siding (water can get behind and into holes in the wall);

### Plumbing

No drain pan under the water heater in garage; expansion tank supported with the water pipe above the water heater can cause damage. Buyer verify who pays for water (could not locate water meter); pressure gauge on the water pipe was wet under bottom and floor stained below gauge;

### Heating

Air duct system dusty and dirty.

### Cooling

Condensate drain pipe partially blocked and not routed away from the foundation (pours at the foundation); refrigerant line insulation deteriorated and covered with water pipe insulation;

### Kitchen

Debris in the disposal; sink faucet leaks at the handle; debris in disposal or blades damaged; dishwasher drain pipe not high looped; disposal conduit not strapped to cabinet to prevent movement; no anti tilt device connected to stove; stove glass top has corrosion;

### Laundry

Vent terminal at for the dryer at the exterior wall clogged with lint and wrong type (there shall be no grills not louvers on vent terminal)

**Room1**

Two living room window glasses are fogged at the top sash; wood flooring repair at the front door has gaps between sections; left master bedroom window slides back down when partially opened; some window screens worn; some smoke alarms chirping; missing smoke alarms in bedrooms; floors popping many areas at 2nd level; 2nd level floor slopes from the front bedroom doorway towards master bedroom doorway; missing door stops; water damage at the rear exterior door; master bath door not latching; glass seal broken at front door transom

**Bathroom2**

Slight water damage at the wall behind the shower head;

**Bathroom3**

Bathroom door not latching; shower head leaks at the fitting; left sink water slow to drain out; toilet has loud seeping noise when flushed (high water pressure); toilet has defective flush;

**Interior**

Plywood placed on attic joists to make a floor has compressed insulation; fiberglass insulation installed facing the wrong way (paper face the heated space); could not locate a switch for the attic light or light not operational; ladder installed the wrong way for entering the attic (truss block entry direction);

# 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

**Comments** There is exposed soil and sink hole in the front yard.

**Retaining wall**

**Material**  Brick  Concrete  Concrete block  Railroad ties  Timbers  Other  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  Drainage holes recommended

**Hose bibs**

**Condition**  Satisfactory  Marginal  Poor **Operable:**  Yes  No **Anti-siphon valve**  Yes  No

**Ground General Comments:**

**Maintenance:**

Front yard dug up, sink hole in the front yard (fill hole, install ground cover to prevent erosion and water logged yard. Moderate settling crack in the driveway near the house foundation. Patio needs pressure wash.

**Grounds Pictures**



Yard dug up, sink hole, exposed soil



Moderate crack in driveway at front porch



Driveway needs pressure wash



Patio needs pressure wash

**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  
**Comments** Route front downspout away from the garage and towards the street.

**Siding**

**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  Wood  Asphalt  Metal/Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/Painting  
**Comments** Siding touch roof at doghouses, siding needs pressure wash, broken siding panel at the rear of the building.

**Trim**

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

**Comments** Trim has water damage.

**Fascia**

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

**Comments** Soffits, and fascia stained need wash and painting.

**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

**Comments** Living room top window sash glass fogged; some screens worn; one master bed window lets down

**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

**Comments** House wall sits out past the foundation at the rear of the building;

**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:** Marginal **Door condition:** Poor

**Rear door** **Weatherstripping:** **Door condition:**

**Other door** **Weatherstripping:** **Door condition:**

**Other**

**Comments** Rear door has water damage at the door frame and threshold.

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

**Unit #1** **Location** Exterior (rear)  
**Brand:** General **Model #:** NA **Approx Age:** 2005?

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Energy source**  Electric  Gas  Other

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No  Improperly sized fuses/breakers

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

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

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

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

**Exterior General Comments:**

**Major Concern:**

House rear exterior wall sits or was installed outside or off-set from the floor slab (wall not fully supported by the concrete floor).

**Maintenance:**

Wood trim needs pressure wash and paint; wood trim water damage some areas; siding needs pressure wash; rear exterior door frame has water damage; broken siding panel to the right of the rear door; ac refrigerant line insulation deteriorated and covered with water pipe insulation;

## Exterior Pictures



Route downspout away from garage



Siding touch roof ans some water intrusion



Rear siding and patio needs pressure wash



Water damage at dormer trim



Water damage to rear door frame & threshold



Some of the rear wall installed off the slab

## Roof

**Roof Visibility**

- None   
  All   
  Partial   
  Unable to walk on tile   
  Unable to walk on roof

**Inspected From**

- Roof   
  Ladder at eaves   
  Ground   
  With Binoculars

**Style of Roof**

Roof # 2  N/A                     
 Roof # 3  N/A                     
 Roof # 4  N/A

**Roof # 1** Pitch Steep   
 Layers 1   
 Age 2005   
 Location South   
 Style Gable   
 Type Asphalt shingles

**Comments**    Roof shingles show signs of wear.

**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  
**Comments** Some vent pipe flashing appears to be installed on top of shingles and face nailed (can leak over time)

**Roof General Comments:**

**Item to Monitor:**  
 Vent pipe flashing appears to have been installed on top of roof shingles and face nailed some areas (can cause leaks over time.) There is a TV Dish bolted to the roof can cause leaks over time.

**Roof Pictures**



Dish bolted to the roof



Pipe flashing installed on top shingles nailed?

**Garage/Carport**

ADD

**Type**

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

**Automatic Opener**

- Yes  No  Operable  Inoperable

**Safety Reverse**

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

**Roofing**

- Same as house **Approx. age:** **Approx. layers:** **Type**

**Gutters/Eavestrough**

- Condition**  Same as house  Satisfactory  Marginal  Poor



**Siding**

**Material**  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  Fiber Cement

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/replace  Recommend painting

**Trim**

**Material**  Same as house  Wood  Aluminum  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair/replace  Recommend painting

**Floor**

**Material**  Concrete  Gravel  Asphalt  Dirt  Other \_\_\_\_\_

**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  Safety hazard

**Burners less than 18" above floor**  Yes  No  N/A

**Sill Plates**

**Condition**  Not Visible  Floor level  Elevated  Rotted/Damaged  Recommend repair

**Overhead Door(s)**

**Material**  Wood  Fiberglass  Masonite  Metal  Composite  Recommend repair

**Condition** Satisfactory  Hardware loose  Safety Cable Recommended  Weatherstripping missing/damaged  Loose

**Exterior Service Door**

**Condition**  Damaged/Rusted  Satisfactory  Marginal  Poor

**Electrical Receptacles**

**Reverse polarity**  Yes  No **Open ground**  Yes  No  Safety Hazard

**GFCI Present**  Yes  No Operable:  Yes  No  Handyman/extension cord wiring  Recommend GFCI Receptacles

**Fire Separation Walls & Ceiling**  Present  Missing

**Condition**  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)

**Moisture Stains Present**  Yes  No **Typical Cracks**  Yes  No

**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory

**Auto closure**  N/A  Satisfactory  Inoperative  Missing

**Garage/Carport General Comments:****Item to Monitor:**

Dry water and calcium stains on the floor and concrete knee wall behind the garbage can.

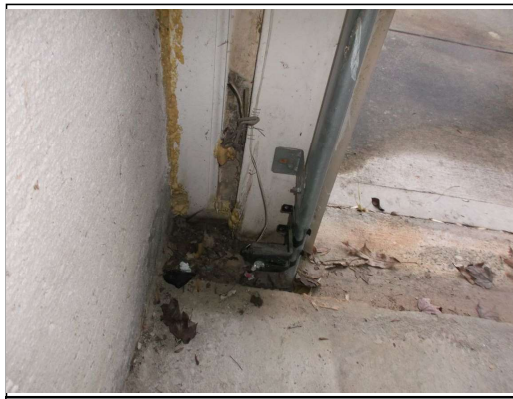
**Maintenance:**

Vehicle door frames close to or contact concrete floor can absorb water and allow termite entry under certain conditions (there is water damage to the base boards inside the garage near the vehicle door frame); there are dry moisture or calcium stains on the concrete behind the garbage can;

## Garage/Carport Pictures



Vehicle door frames contact concrete



Water damage inside garage at vehicle door



Dry stains

## 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:

#### Maintenance:

Front and rear exterior outlets did not trip when tested; front and rear porch and patio lights did not illuminate; missing caulk bead over the AC switch box attached to the siding (water can get behind and into holes in the wall);

# Electrical Pictures



Missing caulk bead at the top of the AC box



Front and rear outlets not GFCI protected

# Plumbing

## Water service

**Main shut-off location:** At Water Heater

**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:** General

**Capacity:** 40

**Approx. age:** 2+

**Type**  Gas  Electric  Oil  LP  Other

**Combustion air venting present**  N/A  Yes  No

**Seismic restraints needed**  N/A  Yes  No

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

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

**Condition**  Satisfactory  Marginal  Poor

**Plumbing General Comments:****Major Concern:**

Water pressure is very high (can cause damage to fixtures);

**Maintenance:**

No drain pan under the water heater in garage; expansion tank supported with the water pipe above the water heater can cause damage. Buyer verify who pays for water (could not locate water meter); pressure gauge on the water pipe was wet under bottom and floor stained below gauge;

## Plumbing Pictures



No drain pan under water heater



Pressure gauge wet under the bottom (leak?)



Water pressure 135 psi is very high!

## Heating

Remove

**Heating system**

**Unit #1** Brand name: General

Location Attic

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

**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:**

Air duct system dusty and dirty.

### Heating Pictures



Air duct system dirty and dusty

## Cooling System

**Heat Pump - A/C Unit #1**

Brand Name: General      Location: Rear yard      Approx. age: 2005       Central system       Wall unit

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

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

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

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

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

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

**Cooling General Comments:**

**Maintenance:**

Condensate drain pipe partially blocked and not routed away from the foundation (pours at the foundation); refrigerant line insulation deteriorated and covered with water pipe insulation;

# Cooling Pictures



Refrigerant line insulation deteriorated

Condensate pipe not extended away

## Kitchen

ADD Kitchen

### Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

### Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

### Plumbing

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

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

### Walls & Ceiling

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

**Heating/Cooling Source**  Yes  No

### Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

### Appliances

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

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

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

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

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

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

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

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

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

**Kitchen General Comments:**

**Maintenance:**  
 Sink faucet leaks at the handle; debris in disposal or blades damaged; dishwasher drain pipe not high looped; disposal conduit not strapped to cabinet to prevent movement; no anti tilt device connected to stove; stove glass top has corrosion;

**Kitchen Pictures**



Faucet leaks at handle



Dishwasher drain pipe not high looped



Stove top glass corroded & no anti tilt device

**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:**  
 Vent terminal at for the dryer at the exterior wall clogged with lint and wrong type (there shall be no grills not louvers on vent terminal)

# Laundry Pictures



Wrong type of vent terminal for dryer

## Rooms

**Location:** 1st Floor and 2nd Floor

**Type:** Main Level and Bedroom Level

**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:

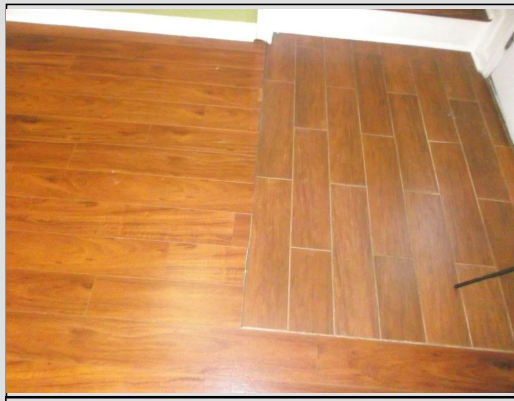
Two living room window glasses are fogged at the top sash; wood flooring repair at the front door has gaps between sections; left master bedroom window slides back down when partially opened; some window screens worn; some smoke alarms chirping; missing smoke alarms in bedrooms; floors popping at many areas at the 2nd level; 2nd level floor slopes from the front bedroom doorway towards the master bedroom doorway; missing door stops



## Rooms Pictures



Top window sash fogged



Gaps at repaired flooring at front door



Front bed floor slopes to master doorway

## Bathroom 1

**Location:** 1st Floor **Type:** 1/2

**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:

#### Item to Monitor:

Toilet has loud seeping noise when flushed (high water pressure can damage valves); verify toilet seal at the floor is not leaking (stain on floor);

## Bathroom1 Pictures



Verify stains on floor not leaks

## Bathroom 2

**Location:** 2nd Level

**Type:** Main Bath

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

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

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

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

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

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

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

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

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

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

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

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

### Bathroom 2 General Comments:

#### Maintenance:

Slight water damage at the wall behind the shower head;

# Bathroom 3

**Location:** 2nd Level **Type:** Master Bath

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

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

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

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

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

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

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

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

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

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

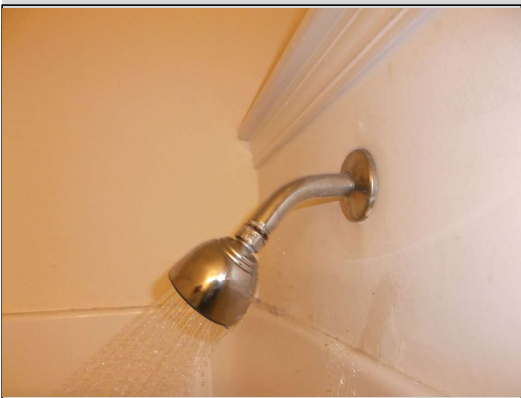
**Open ground/Reverse polarity**  Yes  No **Potential Safety Hazard**  Yes  No  Recommend GFCI Receptacles

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

**Bathroom 3 General Comments:**

**Maintenance:**  
 Bathroom door not latching; shower head leaks at the fitting; left sink water slow to drain out; toilet has loud seeping noise when flushed (high water pressure); toilet has defective flush;

## Bathroom3 Pictures



Master shower head leaks onto wall



Left sink water slow to drain out

# 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

**Comments** Seller verify fireplace operational

## 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

**Comment:** Smoke alarms chirping; no smoke alarms in the bedrooms

**Attic/Structure/Framing/Insulation**

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access  Closet door

**Inspected from**  Access panel  In the attic  Other \_\_\_\_\_

**Location**  Hallway  Garage  Bedroom Closet  Other \_\_\_\_\_

**Access limited by:** \_\_\_\_\_ **Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Vermiculite  Rock wool  Other \_\_\_\_\_

**Depth:**  Compressed with plywood floor  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

**Comment:** Missing step on ladder

**Interior General Comments:**

**Safety Hazard:**

Missing step on ladder; is a fall hazard

**Maintenance:**

Plywood placed on attic joists to make a floor has compressed insulation; fiberglass insulation installed facing the wrong way (paper face the heated space); could not locate a switch for the attic light or light not operational; ladder installed the wrong way for entering the attic (truss block entry direction);

### **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.

