



BPG Inspection Services



**1357 Westminster Walk Northwest
Atlanta GA 30327**

Client(s): Hamza
Inspection Date: 8/13/2020
Inspector: Kevin Carey ,


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 833260
 - Client's Last Name: Hamza
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Client Advice

Comments

- ✖

1.

SAFETY/HEALTH: Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

SERVICE/REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

- ✖

2.

Kevin Carey

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ASHI # 252198

Exterior

Windows

- ✖

3.

SERVICE / REPAIR: Missing screens noted. Many owners choose to remove screens to enhance the views from the window. Verification of possession by the owner is recommended. Location: **Basement, right side dormer**

Action Items

Exterior



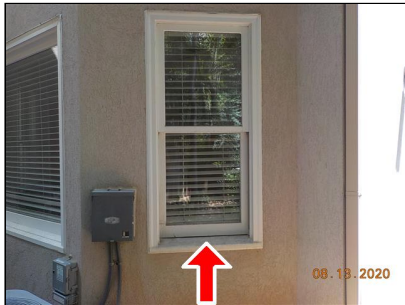
Missing screens noted.



Missing screens noted.



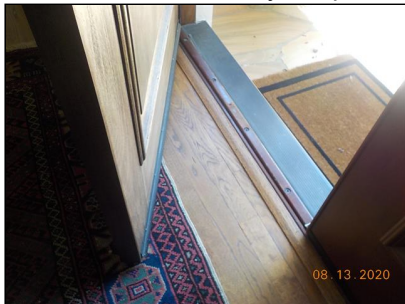
Missing screens noted.



Missing screens noted.

Doors

- ❌ 4. **SERVICE / REPAIR:** The exterior door sticks and makes a loud noise when opened/closed. Modify or repair the threshold as necessary to operate normally. Location: **Front door**

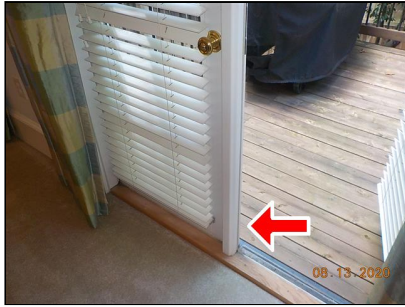


The exterior door sticks and makes a loud noise when opened/closed.

- ❌ 5. **SERVICE / REPAIR:** Exterior door is stuck and will not open as designed. Recommend further evaluation and repairs made by a qualified contractor. Location: **Owner's bedroom deck door**

Action Items

Exterior



Exterior door is stuck and will not open as designed.

- ❌ 6. **MAJOR DEFECT:** Condensation and / or hazing was noted between insulated window panes in glass door. The thermopane insulated glass has lost its vacuum seal and may eventually completely cloud over. Broken seals also reduce the insulation value of the window. (Dirty glass should be cleaned to verify if damage exists in other units). All insulated glass should be reviewed by a glass replacement company and windows replaced to the extent found. Location: **Basement exterior door**



Condensation and / or hazing was noted between insulated window panes in glass door

Trim / Soffit / Fascia

- ❌ 7. **SERVICE / REPAIR:** Wood rot and deterioration are present. Evaluate all areas and replace/repair all wood rot to the extent found to prevent further damage to any area. All replacement wood should be primed on all sides, caulked and painted as required. Any damage on the exterior wall or trim that allows openings into the wall cavity or interior can cause significant water damage over time if not repaired. Location: **Rear window trim/frames.** **Recommend a complete review of all the wood trim elements on the house.**



Wood rot and deterioration are present.



Wood rot and deterioration are present.

Fences

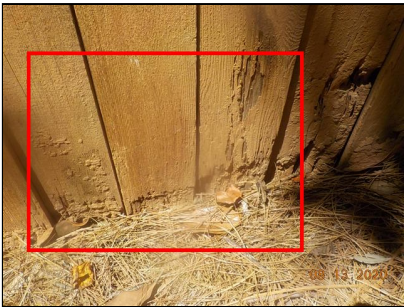
- ❌ 8. **SERVICE / REPAIR:** Termite damage noted. Unable to determine if this is active. Recommend further evaluation by a qualified exterminator.

Action Items

Exterior



Termite damage noted.



Termite damage noted.

Patio

9. **SERVICE / REPAIR:** Voids noted below patio/pool decking. Advise filling and compacting areas with fill dirt or concrete to prevent nesting of animals or damage to patio from settling.



Voids noted below patio/pool decking.



Voids noted below patio/pool decking.

Deck Support Post / Footer

10. **SERVICE / REPAIR:** Deck posts are wrapped in a material that is not intended for ground contact. Wood rot noted at the base of the posts. Have the wrap material removed and concrete or gravel added at the base of the posts to prevent ground contact. Recommend further evaluation and repairs made by a qualified contractor.

Action Items

Exterior



Wood rot noted at the base of the posts.



Wood rot noted at the base of the posts.



Wood rot noted at the base of the posts.



Wood rot noted at the base of the posts.

- ❌ 11. **SERVICE / REPAIR:** Support columns/posts are only toe nailed to the deck frame at the top of the posts. To minimize the chance of displacing posts/columns supporting beams or girders, a means of mechanically anchoring support post/columns to the beams is required. Bolts and/or prefabricated metal wood connectors are preferred methods. Positive connections shall be provided to prevent uplift and lateral displacement. After initial construction, some counties do approve a repair alternative that uses 2 - 45 degree (2 x 6) Y sized wood braces per support post/column.



Support columns/posts are only toe nailed to the deck frame

Comments

- ❌ 12. **SERVICE / REPAIR:** Trees overhanging or near roof area. Recommend having kept trimmed back to reduce possible damage from wind and to reduce access avenues for climbing pests to roof level. Location: **Front left**

Action Items

Exterior



Trees overhanging or near roof area.

- ❌ 13. **SERVICE / REPAIR:** Mildew noted on the drywall. Signs of moisture at some point. Have the walls cleaned and monitor for any reoccurrence. Location: **Front left corner of the basement.**



Mildew noted on the drywall.

Roofing

Roof Coverings

- ❌ 14. **SERVICE / REPAIR:** Organic debris (leaves, sticks, etc) is present on the roof covering. Removal of all debris is recommended to prolong the life of the roof. Location: **Front left**



Organic debris (leaves, sticks, etc) is present on the roof covering.

Gutters / Downspouts / Drain Lines

- ❌ 15. **SERVICE / REPAIR:** Debris is present in the gutter system. Cleaning is necessary so that the roof run off will be properly directed away from the home and to prevent water from overflowing and saturating the ground next to the foundation. Sometimes responsible for moisture damage in wood components below.

Action Items

Plumbing

Service Entrance

16. **SERVICE / REPAIR:** Upon arrival, found the water service meter and monitored all dials and indicators for water usage. There was indication of a leak. Slight movement noted and we were unable to determine the source. Recommend further evaluation and repairs made by a qualified plumber.



Slight movement noted at the water meter.

17. **SERVICE / REPAIR:** The water pressure tested at over 80 PSI. This is considered excessive. Adjustment/ replacement of the pressure regulator valve (PRV) is necessary. Correct to have between 40 and 80 PSI. The water pressure was recorded at 88 PSI



The water pressure was recorded at 88 PSI

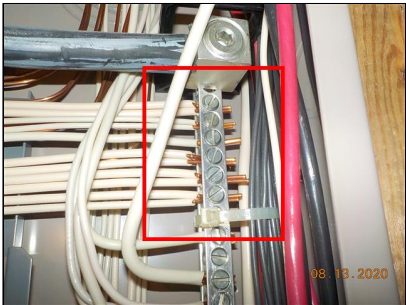


Adjustment/replacement of the pressure regulator valve (PRV) is necessary.

Electrical

Panel Interior

18. **SAFETY / HEALTH:** The neutral (white) wires are doubled under the same lugs inside the electrical panel. Although the manufacturer of this panel may allow the doubling of ground wires, the doubling of neutral wires is prohibited in most cases due to potential for loose contact. Would recommend having reviewed and corrected by an electrician for safety.



The neutral (white) wires are doubled under the same lugs



The neutral (white) wires are doubled under the same lugs

Action Items

Electrical

GFCI / AFCI Devices

19. **SAFETY / HEALTH:** GFCI device failed to trip when tested with pocket tester or when test button was used. While it will still appear to function, it does not provide the required level of safety. Required to be GFCI protected at this location. Replacement with a functional GFCI is necessary by qualified electrician. Location: **Exterior-rear at the deck**

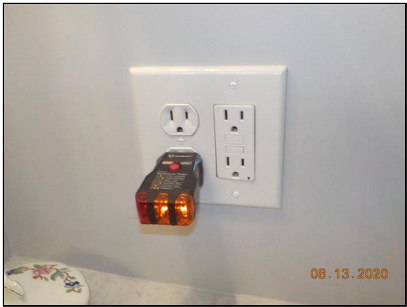


GFCI device failed to trip when tested

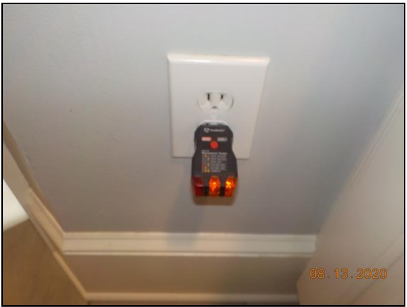
20. **SAFETY / HEALTH:** GFCI protection is missing. GFCI (ground fault circuit interrupter) protected devices are required to be installed at this location for protection from electrical shock. Have corrected by qualified electrician. Locations: **Owner's bathroom (3), laundry room, kitchen island**



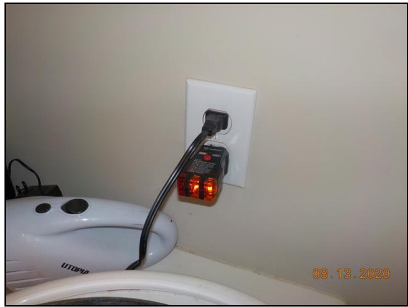
GFCI protection is missing.



GFCI protection is missing.



GFCI protection is missing.



21. **SAFETY / HEALTH:** GFCI device failed to trip when tested with pocket tester or when test button was used. While it will still appear to function, it does not provide the required level of safety. Required to be GFCI protected at this location. Replacement with a functional GFCI is necessary by qualified electrician. Location: **Kitchen counters, basement bathroom**

Action Items

Electrical



GFCI device failed to trip when tested



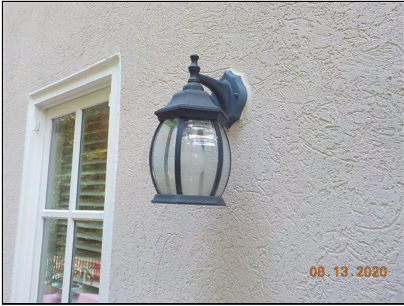
GFCI device failed to trip when tested

Fixtures

22. **SERVICE / REPAIR:** Inoperable lights noted. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs. Location: **Exterior-front left flood lights, deck**



Inoperable lights noted.



Inoperable light noted.

23. **SERVICE / REPAIR:** Inoperable lights noted. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs. Locations: **Left bedroom closet, rear middle bedroom closet, cedar closet, 2nd floor hallway**



Inoperable light noted.



Inoperable light noted.



Inoperable light noted.



Inoperable light noted.

Action Items

Electrical

Comments

- ❌ 24. **SERVICE / REPAIR:** Door bell did not sound when tested. System should be evaluated to determine where the problem exists and have repaired as necessary.



Door bell did not sound when tested.

Heating and Cooling

Air Conditioner

- ❌ 25. **SERVICE / REPAIR:** The temperature difference (differential) between selected return and supply registers is inadequate and outside the normal range of 15-20 degrees. Have a licensed HVAC technician evaluate the cooling system and return it to a warrantable condition with normal operating performance per industry standards. (No air flow measurements are made as part of this testing.) **Both upper floor systems failed to reach an acceptable differential temperature.**

- ❌ 26. **GENERAL NOTE:** Temperature difference results for Air Conditioning System

Unit **Upper floor-left** Return temp.= 85 Supply temp. = 57 Differential temp. = **12 degrees, FAIL**

The differential temperature target is a minimum difference of 15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible today.

- ❌ 27. **GENERAL NOTE:** Temperature difference results for Air Conditioning System

Unit **Upper floor-right** Return temp.= 83 Supply temp. = 58 Differential temp. = **14 degrees, FAIL**

The differential temperature target is a minimum difference of 15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible today.

Filter / Accessories

- ❌ 28. **SERVICE / REPAIR:** The filter access cover is missing. All filters should have a cover to prevent combustion gases from being drawn into the distribution air and to maximize the efficiency of the HVAC system. Have a cover installed for proper function. Location: **Upper floor-left side system**

Action Items

Heating and Cooling



The filter access cover is missing.

Attic

Attic Access

29. **SERVICE / REPAIR:** Attic pull down stair is not substantially weather tight when closed. Have the unit modified (weather stripped / insulated) as necessary to control energy loss. One option is to provide an insulated cover that fits over the stairs when retracted to reduce heat loss in the winter.



Attic pull down stair is not substantially weather tight when closed.

Attic Insulation

30. **SERVICE / REPAIR:** Visible ceiling joists means that thickness is less than 7 1/4 inches. Have insulation added at thin and missing areas to achieve R-30 minimum required (12-14 inches).



Visible ceiling joists means that thickness is less than 7 1/4 inches.



Visible ceiling joists means that thickness is less than 7 1/4 inches.



Visible ceiling joists means that thickness is less than 7 1/4 inches.

Attic Ventilation

31. **SERVICE / REPAIR:** The attic roof power exhaust fan is not operating. The unit is too high up to reach for testing. The thermostatically controlled fan usually operates from 50-120 degrees attic temperature. As a general rule, roof

Action Items

Attic

power ventilators quite often fail after several years of operation. Have a technician evaluate and repair/replace as required. **This is the only source of ventilation and is required.**



The attic roof power exhaust fan is not operating.

- ❌ 32. **SERVICE / REPAIR:** Inadequate ventilation of the attic area. Attics should have at least one square foot of ventilation for every 600 square feet of floor space in the attic. Have a professional roofer evaluate and correct as needed.

Attic Framing / Construction

- ❌ 33. **SERVICE / REPAIR:** Split rafter noted. Recommend further evaluation and repairs made by a qualified contractor.



Split rafter noted.

Comments

- ❌ 34. **SERVICE / REPAIR:** Signs of past rodent activity noted. Matted insulation and trails noted. Seek disclosure from the seller regarding any efforts taken to eliminate the pests. If none, recommend a complete evaluation and service performed by a qualified pest control contractor.



Matted insulation and trails noted.



Matted insulation and trails noted.

Interiors

Doors

Action Items

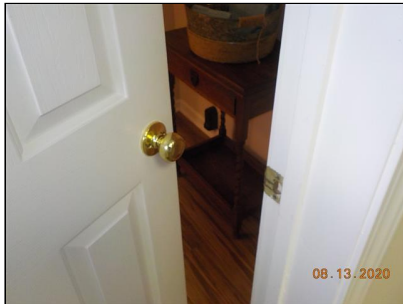
Interiors

- ❌ 35. **SERVICE / REPAIR:** The door sticks when closed. Evaluate and correct for proper operation. Verify latching when after corrected. Possibly a result in improper installation, settling or misaligned hardware. Location: **Right rear bedroom**



The door sticks when closed.

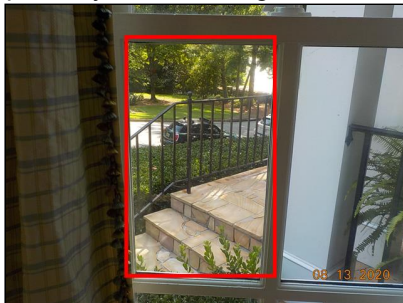
- ❌ 36. **SERVICE / REPAIR:** Adjust or modify door assembly to latch when closed. Location: **Basement bathroom**



Adjust or modify door assembly to latch when closed.

Windows

- ❌ 37. **SERVICE / REPAIR:** Condensation and / or hazing was noted between insulated window panes. The thermopane insulated glass has lost its vacuum seal and may eventually completely cloud over. Broken seals also reduce the original insulation value of the window. (Dirty windows should be cleaned to assure that conditions do not exist in other units and were not obvious at time of inspection.) Recommend replacement of all damaged windows listed plus any others throughout house that may be identified by glass service. Location; **Dining room (1)**



Condensation and / or hazing was noted between insulated window panes.

- ❌ 38. **SERVICE / REPAIR:** Windows crank out but do not crank back in. The crank spins and will not pull the window back closed. Recommend further evaluation and repairs made by a qualified window contractor. Location: **Kitchen/ Breakfast room (2)**

Action Items

Interiors



Windows crank out but do not crank back in



Windows crank out but do not crank back in

Stairways

- ✘ 39. **SAFETY / HEALTH:** No return noted at the top and bottom of the stairway hand rail. All hand rails should terminate back to a wall for safety, to keep from catching on clothes or purses. Location: **Basement stairway**



All hand rails should terminate back to a wall for safety

Kitchen

Sink

- ✘ 40. **SERVICE / REPAIR:** Loose faucet fixture noted. Secure the fixture assembly to the sink/counter as required to prevent rotation and potential wear on parts. Location: **Kitchen sink**



Loose faucet fixture noted.

Dishwasher

- ✘ 41. **SERVICE / REPAIR:** Dishwasher was noisy at start up and failed to fill with water. Recommend further evaluation and repair/replacement made by a qualified appliance repair contractor. Location; **Basement.**

Action Items

Kitchen



Dishwasher was noisy at start up and failed to fill with water.

Range / Oven / Cooktop

- ✘ 42. **SERVICE / REPAIR:** Knobs do not illuminate when the burner is on. 2 knobs are correct 3 are not.



Knobs do not illuminate when the burner is on.

Bathrooms

Toilets

- ✘ 43. **SERVICE / REPAIR:** Toilet should be sealed between the base and floor as required. This helps protect below the unit from contaminants and better holds the unit in place to avoid rotating. The plumbing code also requires caulking fixtures to their mounted surfaces. Location: **All toilets** Note: Recommend using clear caulk on darker floor surfaces



Toilet should be sealed between the base and floor

- ✘ 44. **SERVICE / REPAIR:** The toilet is loose at the base. Either the bolts holding the toilet to the floor need to be tightened or the wax ring needs to be replaced. Recommend a licensed plumber inspect further and repair as necessary. Location: **Owner's bathroom**

Action Items

Bathrooms



The toilet is loose at the base.

Bathtubs

- ❌ 45. **SERVICE / REPAIR:** Tub stopper is missing and should be replaced to allow for taking baths. Location: **Right rear bathroom, basement bathroom**



Tub stopper is missing



Tub stopper is missing

- ❌ 46. **SERVICE / REPAIR:** Fill spout is not tight to the tub wall. Modify and seal to prevent moisture access behind wall assembly. Location: **Right bathroom**



Fill spout is not tight to the tub wall.

Shower

- ❌ 47. **SERVICE / REPAIR:** Shower diverter does not seal completely when engaged. This will result in a weaker flow to the shower head. Recommend correct to prevent water loss and allow normal use of shower. Locations: **Left bathroom, right rear bathroom,**

Action Items

Bathrooms



Shower diverter does not seal completely when engaged.



Shower diverter does not seal completely when engaged.

- ❌ 48. **SERVICE / REPAIR:** Leaking noted at the shower head connection. Location: **Right rear bathroom**



Leaking noted at the shower head connection

- ❌ 49. **SERVICE / REPAIR:** Faucet control valve stem leaks during operation at the shower. This may cause moisture damage behind wall. Recommend a licensed plumber inspect further and repair as necessary. Location: **Front bathroom**



Faucet control valve stem leaks

- ❌ 50. **SERVICE / REPAIR:** Shower diverter leaks when engaged. Recommend further evaluation and repairs made by a qualified plumber. Location: **Basement bathroom**

Action Items

Bathrooms



Shower diverter leaks when engaged.

Vent Fans

- ✗ 51. **SERVICE / REPAIR:** All bathrooms should have either a window or a fan installed. In this case of the **half bathroom**, neither is present. Recommend the installation of a vent fan.



Missing vent fan noted.

Pools and Spas

Pool: Fence

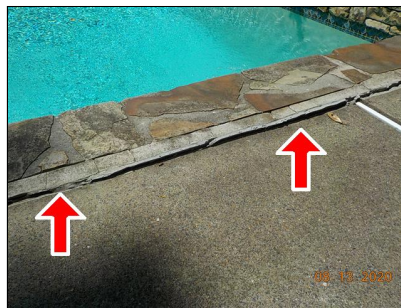
- ✗ 52. **SAFETY / HEALTH:** Missing safety fencing noted. Fence and gate at the perimeter of pools are required to conform to local safety regulations which include but are not limited to 48 inch high non-climbable fence, self closing and latching gates with latches from inside only. See requirements from local municipality.

Pool: Decking

- ✗ 53. **SERVICE / REPAIR:** Areas of settled pool decking noted. Repairs are necessary to allow for proper drainage and to prevent a trip hazard.



Areas of settled pool decking noted.



Areas of settled pool decking noted.

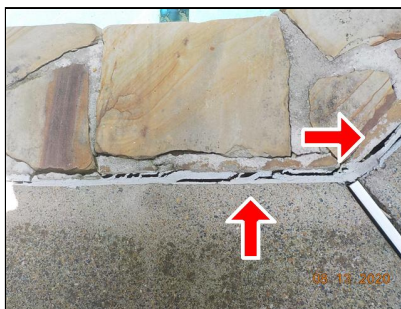
- ✗ 54. **SERVICE / REPAIR:** Separation noted. Have the gaps evaluated and corrected/filled by a qualified contractor.

Action Items

Pools and Spas



Separation noted



Separation noted

Pool: Pump/Piping

- ❌ 55. **SERVICE / REPAIR:** Leaking noted at the pool pump. Recommend further evaluation and repairs made by a qualified pool service contractor.



Leaking noted at the pool pump.

Pool: Filter

- ❌ 56. **SERVICE / REPAIR:** Leaking noted at the top of the filter. Recommend further evaluation and repairs made by a qualified pool service contractor.



Leaking noted at the top of the filter.

Consideration Items

Client Advice

Comments

57. **GENERAL NOTE:** It is recommended that key findings and the components / systems related to these findings be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing. Further evaluation prior to closing is recommended so that a properly licensed professional can evaluate the concerns further and inspect the remainder of the system or related component for additional concerns that may be outside our area of expertise or the scope of the ASHI standards of practice.
58. **GENERAL NOTE:** The buyer is responsible for managing to their satisfaction the minor touch up of cosmetic surface issues. They are beyond the scope of a standard ASHI inspection. The inspection does not address unpainted, scuffed, or otherwise imperfect conditions of doors, windows, walls, floors, ceilings, trim, or minor holes, etc. Also included is maintenance for normal wear and tear. Highly recommend that the buyer do a pre-walk before closing to identify any surface issues that may be hidden during the inspection due to storage of possessions and personal items of seller.
59. **GENERAL NOTE:** We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

Structure

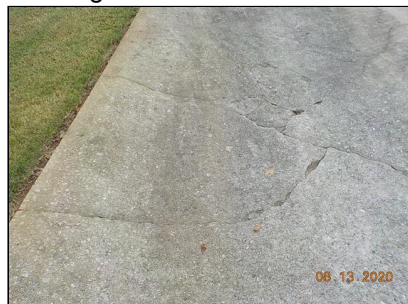
Basement - Comments

60. **GENERAL NOTE:** A solid effort is made to visually inspect all readily accessible areas of basement to determine if any water penetration is present during inspection. Generally, if it has not rained in the past 3-4 days water penetration may not be very evident. On this particular day, I noted no active water penetration in basement area during my walk around visual inspection. No insulation was removed from walls to inspect for water penetration or termites. Discuss with seller if you have issues with basement moisture or musty odors.. Not possible to detect small leaks when sheetrock is installed on exterior walls.

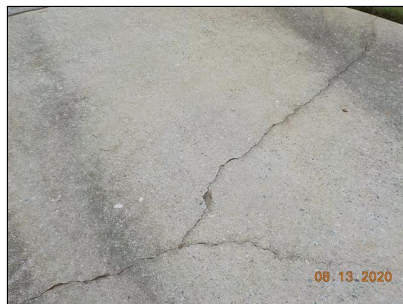
Exterior

Driveways / Walkways

61. **GENERAL NOTE:** Cracks present in driveway surfaces. This is an indication of settling. We are unable to determine if it is a past problem or an ongoing one. This area should be monitored as repairs may be necessary in the future. Recommended to seal all open cracks to reduce rain water subsurface erosion and damage from freezing.



Recommended to seal all open cracks



Recommended to seal all open cracks



Recommended to seal all open cracks

Roofing

Plumbing Vents

Consideration Items

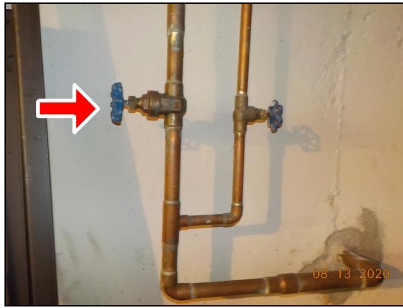
Roofing

62. **GENERAL NOTE:** Rubber gasket found around plumbing vent stacks above shingles have a typical life expectancy of 7 to 10 years. Visual evaluation of these vent boots should be part of a regular home maintenance program.

Plumbing

Service Entrance

63. **GENERAL NOTE:** The main water shut off valve is **located in the basement**.



The main water shut off valve is located in the basement.

Exterior Hose Faucets

64. **GENERAL NOTE:** The exterior hose bibb shut off valves are **located in the basement**. Recommend turning off the exterior hose bibbs in the winter and draining the lines to reduce chances of freeze damage to exposed piping. An alternate to cutting off water to exterior spigots is to have insulated covers installed during period of freezing to reduce chances of freezing pipes.

Water Heater - Condition

65. **GENERAL NOTE:** Average life expectancy for a water heater is approx. 8 to 12 years in the Atlanta area. Units manufactured in 2004. Budget for replacement or have a warranty program established.



Units manufactured in 2004.

Electrical

Panel / Disconnect

66. **GENERAL NOTE:** The main electrical disconnects are **located at the meter**.

Consideration Items

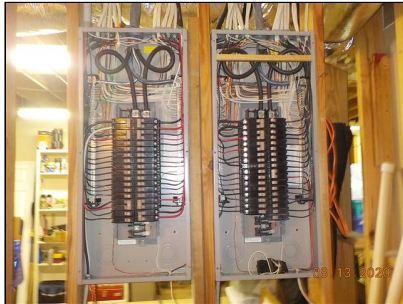
Electrical



The main electrical disconnects are located at the meter.

Panel Interior

67. **GENERAL NOTE:** The electrical panel covers were removed and the wiring inspected.



The electrical panel covers were removed and the wiring inspected.

Heating and Cooling

Air Conditioner

68. **GENERAL NOTE:** Temperature difference results for Air Conditioning System

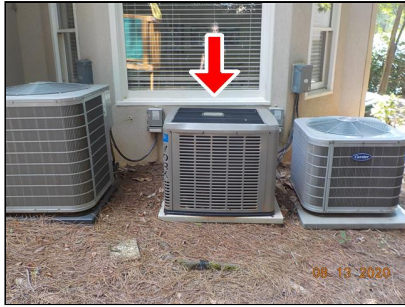
Unit **Main floor** Return temp.= 73 Supply temp. = 57 Differential temp. = 16 degrees, PASS

The differential temperature target is a minimum difference of 15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible today.

69. **GENERAL NOTE:** A/C compressors have an average life expectancy of 12 -15 years. The compressor for the **upstairs-left** is 15 years old. Advise to budget for future replacement or recommend that warranty program be set up.

Consideration Items

Heating and Cooling



The compressor for the upstairs-left is 15 years old.

70. **GENERAL NOTE:** Cleaning the condensate pump reservoir and flushing the line with water is recommended at least twice a year to remove biological growth and reduce the possibility of the drain line becoming clogged.



Cleaning the condensate pump reservoir and flushing the line with water is recommended at least twice a year

Filter / Accessories

71. **GENERAL NOTE:** Recommend changing the filter at move-in. Recommend changing filter every two to three months thereafter. Use a good quality, pleated filter that is rated MERV-8 or better. The filter size is: 14 x 25 x 1



Recommend changing the filter at move-in.

72. **GENERAL NOTE:** Recommend changing the filter at move-in. Recommend changing filter every 10-12 months thereafter. Use a good quality, pleated filter that is rated MERV-8 or better. The filter size is: 16 x 25 x 4, 20 x 25 x 4

Consideration Items

Heating and Cooling



Recommend changing the filter at move-in.



Recommend changing the filter at move-in.

Attic

Attic Insulation

73. **RECOMMENDED UPGRADE:** We suggest adding insulation in the attic area to bring it up to an R-60 rating. For fiberglass insulation, the thickness is generally around 22 to 23 inches. For Insulation bats or blown cellulose the thickness is less. Recommend adding weather stripping to the attic stairs and an insulated cover over the attic stairs to improve efficiency. These upgrades may qualify for a weatherization tax credit. Go to www.energystar.gov for details on the tax credit program.

Kitchen

Comments

74. **GENERAL NOTE:** Dishwasher filled and ran for one cycle, monitored for heating and water discharge. Range operated on all eyes on cook top and oven on basic settings- no test of timing mechanisms. Operated disposal with running water for less than one minute. Operated microwave on one basic heating setting- no test of timing mechanisms. Ran water in sink for both drains (did not fill sink basin) Generally there is excessive storage under sink limiting inspection. **Note that refrigerators are not inspected for proper operation and refrigerators are not covered under the BPG 90 warranty.**

Bathrooms

Comments

75. **GENERAL NOTE:** All bathroom fixtures were tested for a prolong period to check for leaks, proper operation of the fixtures and to stress the drain system of the home.

Laundry















Dryer





















76. **GENERAL NOTE:** Recommend that the dryer connecting vent be metal and that it be sealed to the rear of the dryer and the wall vent with metal foil tape to prevent lint from entering the house.

Legend

X No Action Items Found


 Action Item Consideration Item








Client Advice			
1.0	Comments		
Structure			
2.0	Foundation Walls	X	
2.1	Post / Pier / Column	X	
2.2	Beams	X	
2.3	Floor / Subfloor	X	
2.4	Walls	X	
2.5	Insulation	X	
2.7	Basement - Access	X	
2.8	Basement - Ventilation / Insulation	X	
2.9	Basement - Moisture Intrusion	X	
2.10	Basement - Comments	X	
Exterior			
3.0	Grading	X	
3.1	Driveways / Walkways	X	
3.2	Steps	X	
3.3	Porch	X	
3.4	Cladding	X	
3.5	Windows		
3.6	Doors		
3.7	Trim / Soffit / Fascia		
3.10	Stucco	X	
3.12	Fences		
3.13	Patio		
3.15	Deck Material / Framing	X	
3.16	Deck Support Post / Footer		
3.17	Deck Railing	X	
3.18	Deck Stairs	X	
3.19	Deck Attachment To House	X	
3.20	Chimney	X	
3.21	Building Envelope	X	
3.22	Comments		
Roofing			
4.0	Roof Coverings		
4.1	Flashing	X	
4.2	Valleys	X	
4.3	Plumbing Vents	X	
4.4	Furnace / Water Heater Vents	X	
4.5	Attic Vents	X	
4.6	Gutters / Downspouts / Drain Lines		






Plumbing			
5.0	Service Entrance		
5.1	Supply Piping	X	
5.2	Exterior Hose Faucets	X	
5.3	Waste Piping	X	
5.4	Fuel Piping - General	X	
5.5	Water Heater - Condition	X	
5.6	Water Heater - Safety	X	
5.7	Water Heater - Fuel / Flue	X	
Electrical			
6.0	Service Entrance	X	
6.1	Grounding	X	
6.2	Panel / Disconnect	X	
6.3	Panel Interior		
6.4	Wiring	X	
6.5	GFCI / AFCI Devices		
6.6	Receptacles	X	
6.7	Switches	X	
6.8	Fixtures		
6.9	Comments		
Heating and Cooling			
7.0	Air Conditioner		
7.1	Heating System	X	
7.2	Fuel / Controls	X	
7.3	Venting / Make Up Air	X	
7.4	Filter / Accessories		
7.5	Distribution System	X	
7.6	Thermostat	X	
Attic			
8.0	Attic Access		
8.1	Attic Insulation		
8.2	Attic Ventilation		
8.3	Attic Framing / Construction		
8.4	Comments		
8.6	Rodent / Pests / Insects	X	
Garage			
9.0	Passage Doors	X	
9.1	Garage Doors	X	
9.2	Openers	X	
9.3	Floor	X	
9.4	Walls / Ceilings	X	

Legend

X No Action Items Found

 Action Item Consideration Item

Interiors				
10.0	Walls / Ceilings	X		
10.1	Floors	X		
10.2	Doors			
10.3	Windows			
10.4	Smoke Detectors / Safety	X		
10.5	Stairways			
10.6	Ceiling Fan / Whole House Fan	X		
10.7	Fireplace	X		
Kitchen				
11.0	Counters / Cabinets	X		
11.1	Sink			
11.2	Food Waste Disposer	X		
11.3	Dishwasher			
11.4	Range / Oven / Cooktop			
11.5	Vent Fans	X		
11.7	Comments	X		
Bathrooms				
12.0	Counters / Cabinets	X		

12.1	Toilets			
12.2	Sinks	X		
12.3	Bathtubs			
12.4	Shower			
12.5	Tub / Shower walls and surround	X		
12.6	Vent Fans			
12.8	Comments	X		
Laundry				
13.0	Washer	X		
13.1	Dryer	X		
13.2	Laundry Sink	X		
Pools and Spas				
14.0	Pool: Fence			
14.1	Pool: Decking			
14.2	Pool: Shell	X		
14.4	Pool: Pump/Piping			
14.5	Pool: Filter			
14.7	Pool: Comments	X		