

Inspection Report



**565 Trowbrook Road
Atlanta, Georgia 30350**

Inspection Date August 21, 2020
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Table of Contents

- 1. Executive Summary**
- 2. General Information**
- 3. Scope of Inspection**
- 4. Definitions**
- 5. Building Exterior**
- 6. Building Structure**
- 7. Landscaping and Hardscaping**
- 8. Roof**
- 9. Insulation and Ventilation**
- 10. Fireplace and Chimney**
- 11. Room Components**
- 12. Appliances**
- 13. Electrical**
- 14. HVAC**
- 15. Plumbing**
- 16. Balconies, Decks and Porches**

Executive Summary

This is a summary review of the inspectors' findings during the inspection. However, this summary does not contain every detailed observation and we recommend that you read the entire report. These summary items were listed as a courtesy which, in the opinion of the inspector, may have priority over the other items listed in the body of this report. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for any maintenance, repair and/or replacement costs. We recommend consultation with your Real Estate Professional for further advice with regards to any concerns listed in this report.

Significant Concerns

Safety Concerns

Electrical

1. **Electric Service Panel(Basement):** Cover panel is missing mounting screws
2. **GFCI(Exterior: Ground View):** Not a GFCI outlet or not on a GFCI protected circuit.
3. **Smoke Alarm(Attached Garage):** Missing

Balconies, Decks and Porches

4. **Balcony, Deck or Porch(Exterior: Ground View):** Railing is loose

Items Not Operating

Electrical

5. **Light Fixture(Basement, Exterior: Ground View):** Not working

Major Concerns

None

Budget to Replace

Plumbing

6. **Water Heater(Basement):** Nearing the end of its useful life

Needs Further Evaluation

None

Items to Monitor

Electrical

7. **Smoke Alarm(Hallway and Stairs):** all the smoke alarms and CO alarms throughout the house shall be tested at the time of moving in, current code requires each bedroom shall have smoke detector, older house without major renovation doesn't need to meet this requirement but it is strongly recommended

Maintenance Items

Building Exterior

8. **Downspout(Exterior: Ground View):** apply to all, too close to house foundation, need to add an

extender to diver water at least 4 ft away from house.

Landscaping and Hardscaping

- 9. **Gate(Exterior: Ground View):** Misaligned
- 10. **Landscape Feature(Exterior: Ground View):** vegetation branches are in contact with building
- 11. **Retaining Wall(Exterior: Ground View):** cracked bricks mortar

Roof

- 12. **Roof Flashing(Exterior: Roof View):** drip edge flashing is not installed, this may result water it moisture getting behind the shingles along the edge, recommend to have it installed per code

Room Components

- 13. **Attic Entry(Attic):** Hatch is uninsulated
- 14. **Ceiling(3rd Bedroom):** Cracking
- 15. **Floor(1st Bathroom):** tile grout is cracked
- 16. **Interior Door(2nd Bedroom):** door stopper is missing
- 17. **Stair(Hallway and Stairs):** Handrail is loose rendering it unstable
- 18. **Window(Kitchen):** a number of representative windows were inspected, some of them are painted shut, or difficult to open.
- 19. **Window(3rd Bathroom):** wood rotted
- 20. **Window(Family Room, 3rd Bathroom):** Fogging or sweating

Appliances

- 21. **Cook Top(Kitchen):** one burner can't be ignited.
- 22. **Dryer(Laundry Room / Mudroom):** has a noise beyond the normal operation
- 23. **Washer(Laundry Room / Mudroom):** wet pan is missing

Electrical

- 24. **Light Fixture(3rd Bathroom):** fixture cover is missing

HVAC

- 25. **AC-Condenser 2(Exterior: Ground View):** Condenser airflow is blocked by vegetation
- 26. **AC-Condenser 2(Exterior: Ground View):** Insulation is damaged
- 27. **AC-Evaporator Coil 2(Attic):** leak mark noted further evaluation needed

Plumbing

- 28. **Shower / Tub(2nd Bathroom, 3rd Bathroom):** Spout diverter is leaking
- 29. **Shower / Tub(1st Bathroom):** jet pump has a noise beyond normal level
- 30. **Shower / Tub(3rd Bathroom):** tub has minor damage
- 31. **Sink(2nd Bathroom):** Drains slow
- 32. **Sink(Partial Bathroom, 1st Bathroom, 2nd Bathroom):** Drain stop is not working
- 33. **Stand-alone Shower(1st Bathroom):** Caulking/grout or sealant deterioration

General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Basement
- Ground Conditions: Wet
- Heating System: Furnace
- Location Of Attic Entrance: Hallway
- Location of Cleanout / Building sewer access: Exterior
- Location of clean out / Building sewer access: Exterior
- Method To Inspect Attic: Inside attic, On ladder
- Method To Inspect Roof: Drone, From ground
- Occupancy: Vacant
- Present During Inspection: Buyer, Buyer's agent
- Price Of Home: 749900
- Recent Rain (3 Days): Yes
- Sewer System: Public
- Style Of Home: Conventional
- Temperature: 80
- Water Source: Public
- Weather Conditions: Cloudy
- Year Built: 2002

Scope of Inspection

- The inspection is limited to visible and accessible components and areas only.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection does not determine the market value of the property or its marketability.
- An inspection is not technically exhaustive.
- You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.
- Inspectors are not required to get on the roof. We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allowed (if roof was inspected).
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

**Not working**

Was not working at the time of the inspection.

**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

**Poor**

Is operating, but has at least one major concern with its operation.

**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

**Not Inspected**

Was not inspected. The reason is typically indicated.

Building Exterior

Descriptions:

Siding

- Material: Wood

Gutter

- Material: Aluminum

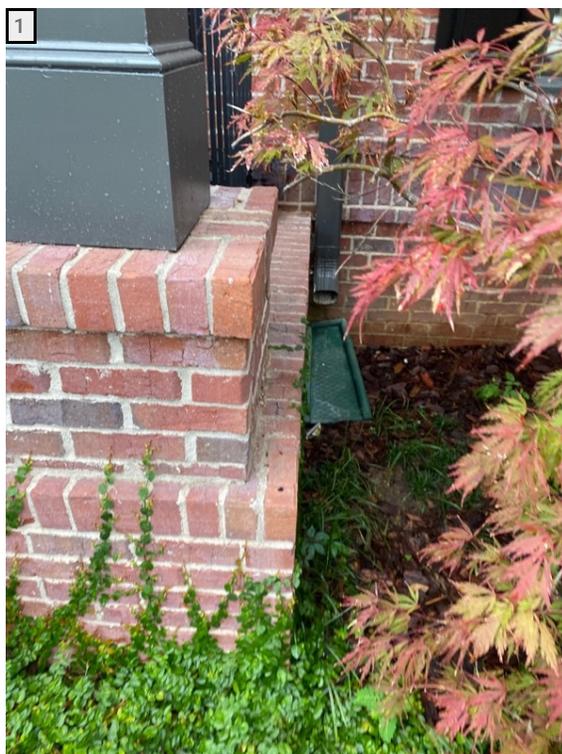
Concerns and Observations:

✔ Downspout

Minor Concern

apply to all, too close to house foundation, need to add an extender to diver water at least 4 ft away from house.

Location Exterior: Ground View



In Working Order

all the downspout extenders going into the grade should be checked for clogging, clean as need

Location Exterior: Ground View



- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

Building Structure

Descriptions:

Roof Structure

- Roof Pitch: Medium

Concerns and Observations:

- ✓ Beam
- ✓ Column / Pier
- ✓ Foundation Wall
- ✓ Joist
- ✓ Rafter

In Working Order

working order

Location Attic



✓ **Roof Sheathing**

In Working Order

working order

Location Attic



✓ **Roof Structure**

✓ **Truss**

Landscaping and Hardscaping

Descriptions:

Concerns and Observations:

✔ Driveway

In Working Order

appeared good condition

Location Exterior: Ground View



✔ Gate

Minor Concern

Misaligned

Location Exterior: Ground View

Impact The misalignment makes it difficult to open and close the gate

Suggested Action Have the fence repaired by a fence contractor



✔ Landscape Feature

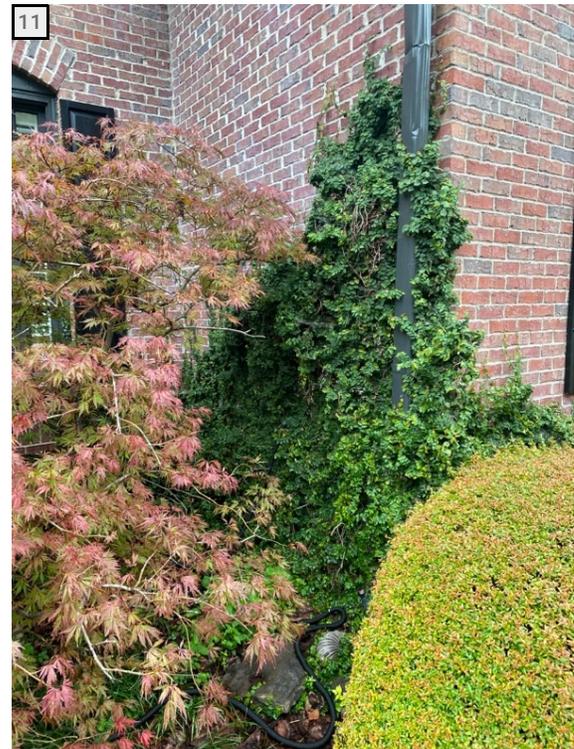
Minor Concern

vegetation branches are in contact with building

Location Exterior: Ground View

Impact The tree branches provide an environment where moisture and/or insects could intrude and also may cause damage or excess wear to the siding or roofing material

Suggested Action Regularly trim the trees to achieve a clearance of at least 6 - 8 feet



12



13



- ✔ Patio and walkway
- ✔ Retaining Wall

Minor Concern

cracked bricks mortar

Location Exterior: Ground View

14



Roof

Descriptions:

Roof Material

- Roof Material: Asphalt (3-tab), Asphalt (Architectural), Fiberglass composite

Disclaimers:

- Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.
- While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak-free due to weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.
- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors

Concerns and Observations:

– Roof Flashing

Moderate Concern

drip edge flashing is not installed, this may result water it moisture getting behind the shingles along the edge, recommend to have it installed per code

Location Exterior: Roof View

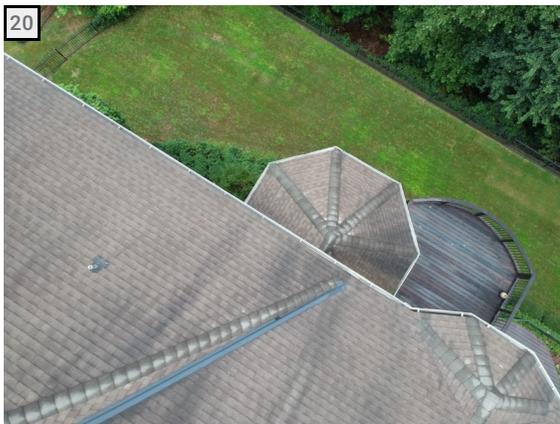


✓ Roof Material

In Working Order

working condition

Location Exterior: Roof View





Insulation and Ventilation

Descriptions:

Insulation

- Approximate Depth: 11
- R-value: 30

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Basement / Crawl Space Ventilation
- ✓ Insulation

In Working Order

Working order

Location Attic



✔ Kitchen / Bath Exhaust

Fireplace and Chimney

Descriptions:

Fireplace

- Energy Source: Gas
- Firebox Material: Metal Insert
- Location: Family Room

Fireplace

- Energy Source: Gas
- Firebox Material: Metal-lined
- Location: Living Room

Concerns and Observations:

✔ Chimney / Flue

✔ Fireplace

In Working Order

due to limited access of the chimney, only about 20% of the system can be visually checked, for the whole system condition assessment, qualified contractor should be hired.

Location Living Room, Family Room

In Working Order

working condition

Location Living Room, Family Room



Room Components

Descriptions:

Exterior door

- Materials: Metal

Window

- Window Glass Type: Double pane

Concerns and Observations:

✓ Attic Entry

Minor Concern

Hatch is uninsulated

Location Attic

Impact Without insulatiion, the thermal barrier is suboptimized

Suggested Action Adding insulation to the top of the hatch



✓ Attic Ladder

In Working Order

working condition

Location Attic



- ✓ Cabinet
- ✓ Ceiling

Minor Concern

Cracking

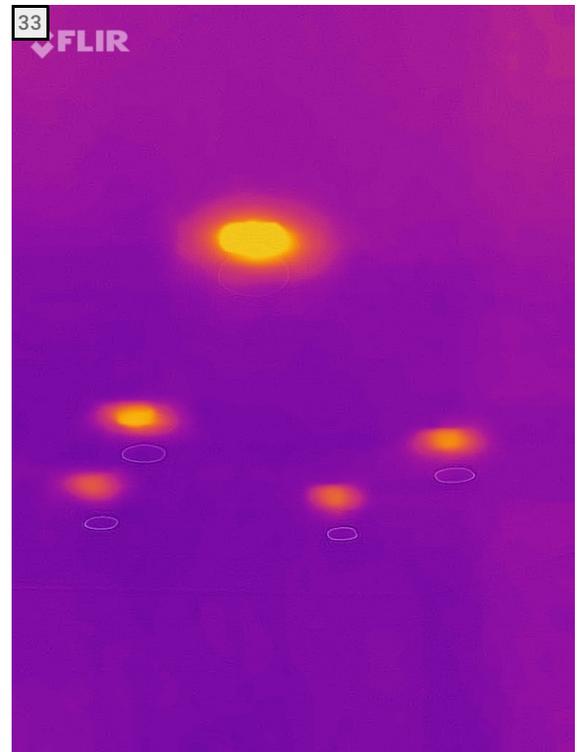
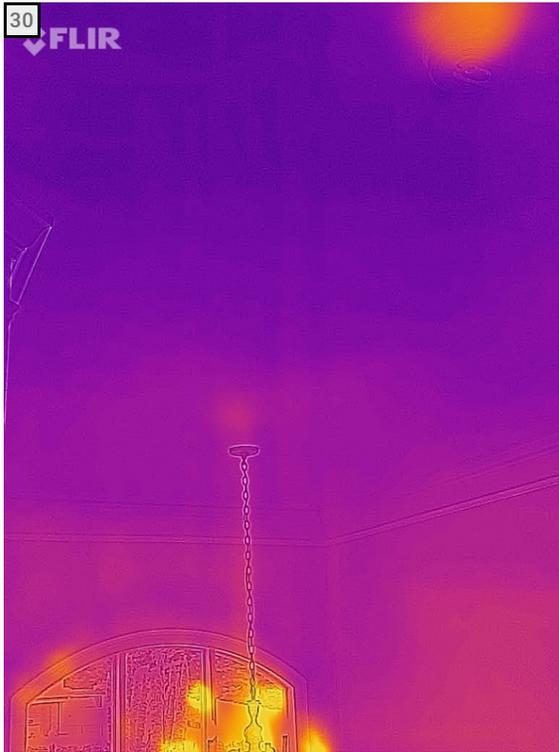
Location 3rd Bedroom

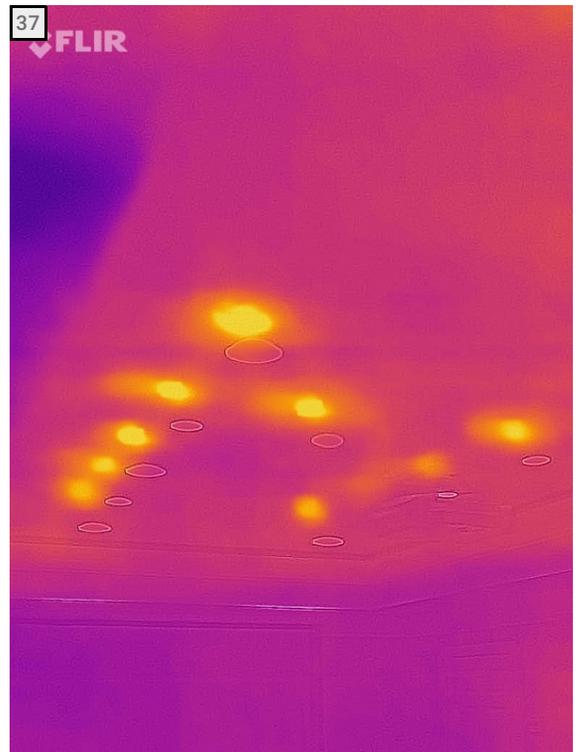
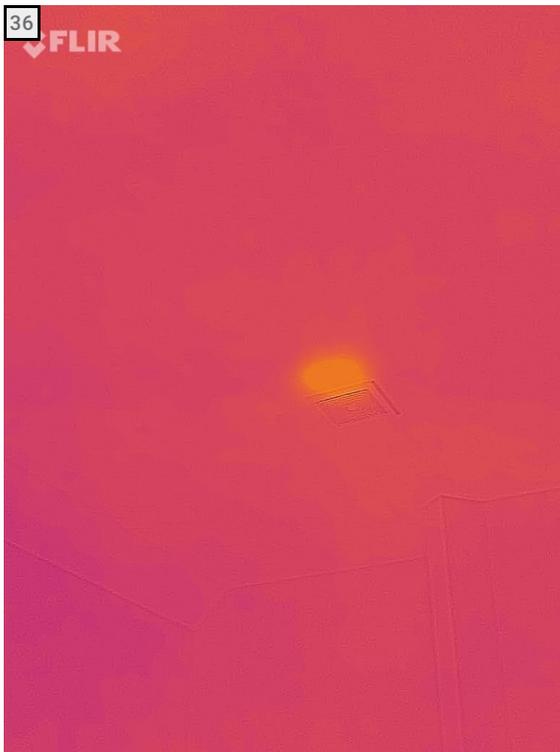
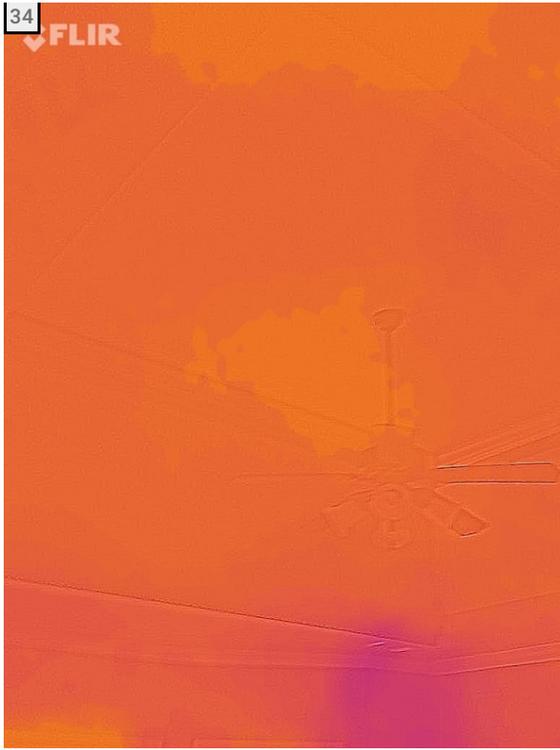


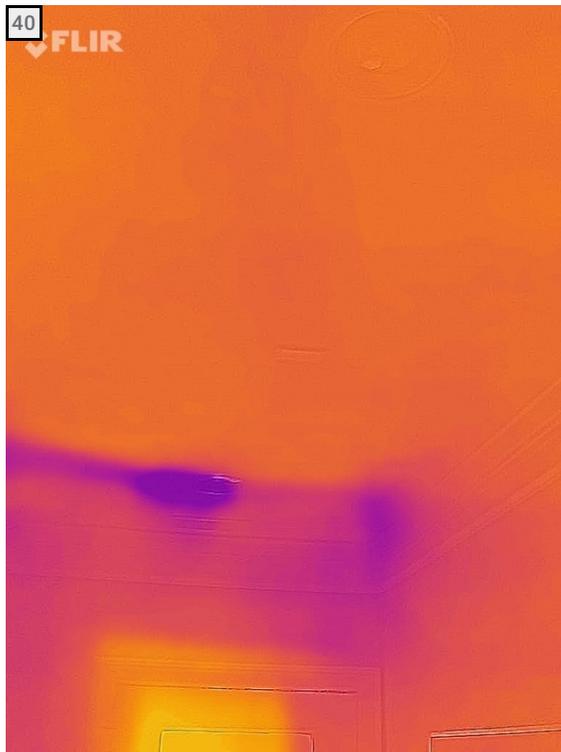
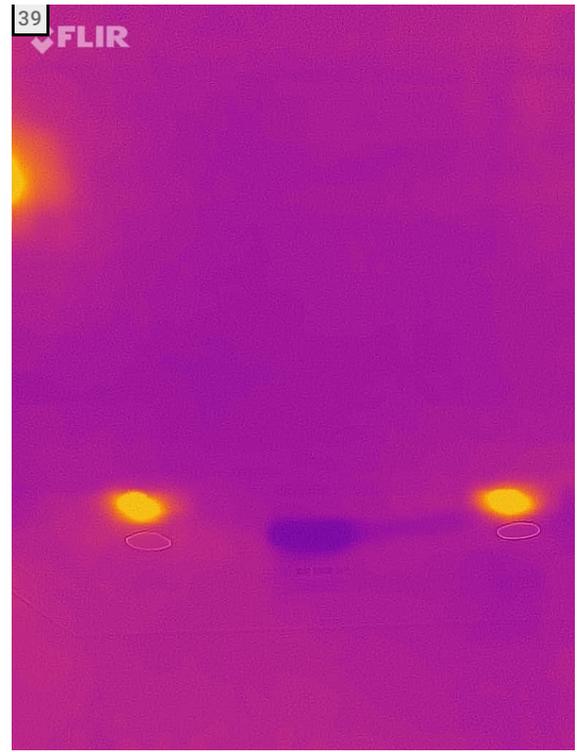
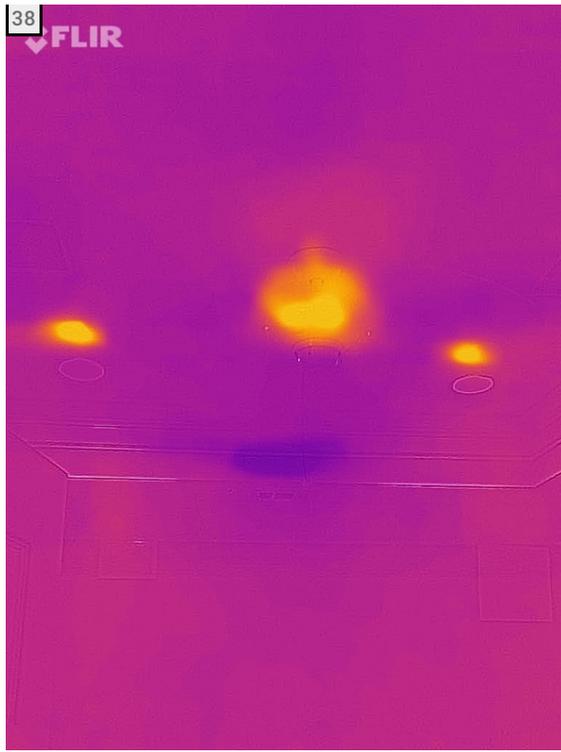
In Working Order

thermal scan shows there is no active water leak for the area noted

Location Living Room







- ✓ Countertop
- ✓ Exterior door
- ✓ Floor

Minor Concern

tile grout is cracked

Location 1st Bathroom



In Working Order

objects on the floor, can't fully inspect the floor

Location Attached Garage



✔ **Garage door opener**

In Working Order

working condition

Location Attached Garage



✓ **Interior Door**

Minor Concern

door stopper is missing

Location 2nd Bedroom



- ✓ Overhead Door
- Stair

Moderate Concern

Handrail is loose rendering it unstable

Location Hallway and Stairs

Impact A loose handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

Suggested Action Resecure the handrail ensuring with either longer screws or relocate the brackets



- ✓ Vanity
- ✓ Wall
- ⊖ Window

Moderate Concern

a number of representative windows were inspected, some of them are painted shut, or difficult to open.

Location Kitchen



Minor Concern

wood rotted

Location 3rd Bathroom



Cosmetic

Fogging or sweating

Location	Family Room, 3rd Bathroom
Impact	Should it worsen, insulating value may be impacted
Suggested Action	Monitor or replace to improve appearance
Other Information	This is likely caused by a broken seal. Windows get their insulating value by trapping air between two well-sealed panes of glass. Some insulated windows are actually filled with argon gas which provides a higher insulating value. When the seals break, moist air enters the space. However, as long as there is minimal air movement in the space, the insulating value remains high. Broken seals are caused by buildup of water and other debris (pine needles, dust, etc.) in the window frame. Temperature differences between the indoors and outdoors also puts stress on the seals by causing them to expand and contract in cold weather



Appliances

Descriptions:

Oven/Range

- Energy Source: Gas

Dryer

- Venting Location: Wall

Concerns and Observations:

☰ Cook Top

Moderate Concern

one burner can't be ignited.

Location Kitchen

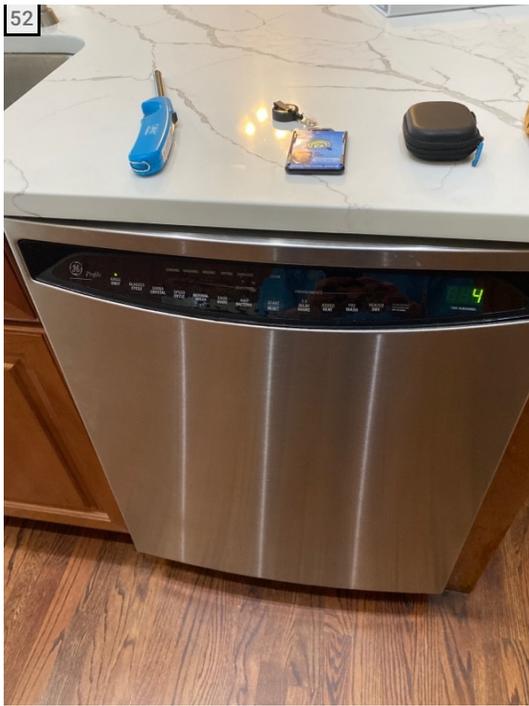


✔ Dishwasher

In Working Order

working order

Location Kitchen



– Dryer

Moderate Concern

has a noise beyond the normal operation

Location Laundry Room / Mudroom



✓ Garbage Disposal

In Working Order

working order at the time of inspection

Location Kitchen



✓ **Microwave Oven**

In Working Order

working order

Location Kitchen



✔ **Oven/Range**

In Working Order

working order

Location Kitchen



✔ **Refrigerator**

In Working Order

working order

Location Kitchen



✓ **Washer**

Minor Concern

wet pan is missing

Location Laundry Room / Mudroom



In Working Order

working order

Location Laundry Room / Mudroom



Electrical

Descriptions:

Electrical service

Wiring

- Location: Exterior: Ground View
- Rating: 240 Volts
- Service Entry Style: Underground

- Wiring Method: Conduit

Electric Service Panel

- Location: Basement
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Disclaimers:

- Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

Concerns and Observations:

✓ Door Bell

In Working Order

working order

Location Exterior: Ground View



⚠ Electric Service Panel

Safety Concern

Cover panel is missing mounting screws

Location Basement
Impact A loose panel provides little protection from arcing
Suggested Action Install mounting screws in cover panel



In Working Order

all testable breakers were able to be tested tripping at the time of inspection

Location Basement



✔ **Electrical service**

In Working Order

200A service main

Location Exterior: Ground View



⚠️ GFCI

Safety Concern

Not a GFCI outlet or not on a GFCI protected circuit.

Location	Exterior: Ground View
Impact	When the GFCI does not trip, an electrical shortage may result
Suggested Action	Replace the GFCI
Other Information	GFCI receptacles prevent electric shocks from faults in electrical device

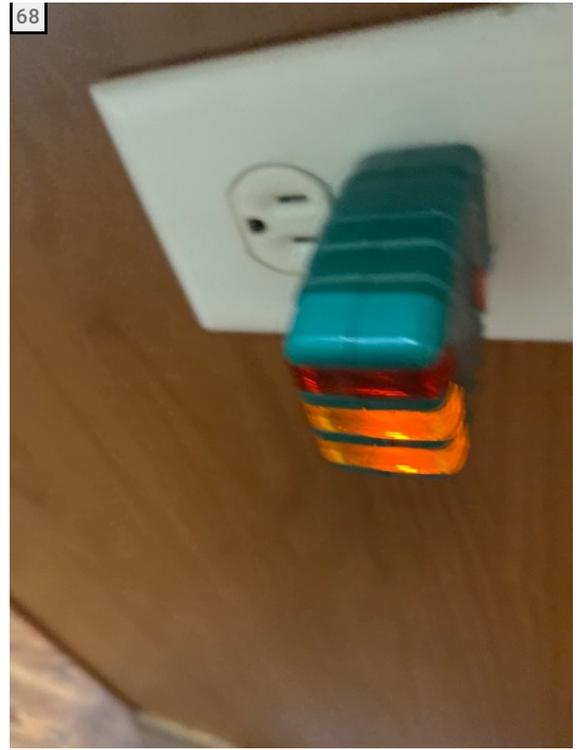


In Working Order

GFCI tested good

Location Attached Garage, Kitchen, Partial Bathroom, 1st Bathroom







In Working Order

GFCI tested good

Location Exterior: Ground View, 2nd Bathroom, 3rd Bathroom, 4th Bathroom





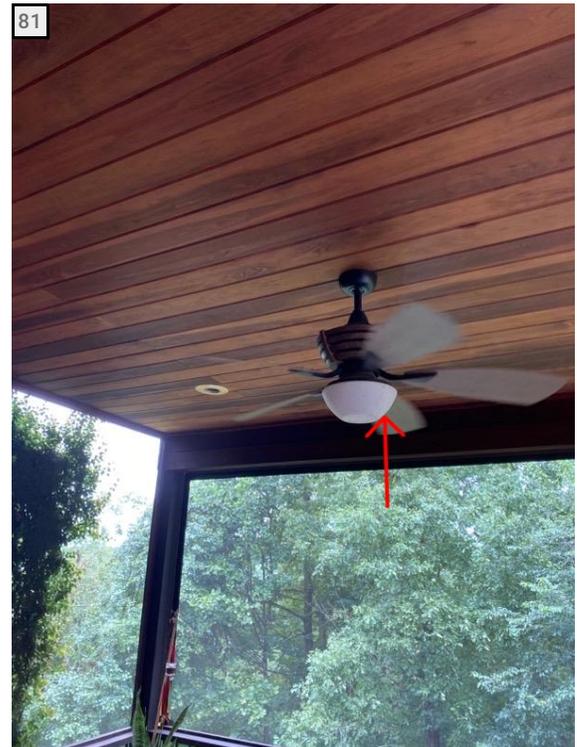
 Light Fixture

Not Working

Not working

Location Basement, Exterior: Ground View

Suggested Action Replace the light fixture





Minor Concern

fixture cover is missing

Location 3rd Bathroom



- ✓ **Outlet**
- ⚠ **Smoke Alarm**

Safety Concern

Missing

Location	Attached Garage
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

Observation to Monitor

all the smoke alarms and CO alarms throughout the house shall be tested at the time of moving in, current code requires each bedroom shall have smoke detector, older house without major renovation doesn't need to meet this requirement but it is strongly recommended

Location Hallway and Stairs



- ✓ Switch
- ✓ Wiring

HVAC

Descriptions:

AC-Evaporator Coil 2

- Year Built: 2011

Furnace 1

- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Basement

- Manufacturer Name: Carrier
- Year Built: 2013
- [Manual](#)

AC-Condenser basement

- Capacity: 2 Ton
- Energy Source: Electric
- Manufacturer: Rheem
- Maximum Fuse / Breaker Rating: 20
- Type: Cased
- Year Built: 2018
- [Manual](#)

AC-Evaporator Coil 1

- Year Built: 2013

Furnace 2

- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Attic
- Manufacturer Name: Carrier
- Year Built: 2011
- [Manual](#)

AC-Evaporator Coil basement

- Year Built: 2018

Thermostat

- Location: Basement

Furnace basement

- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Basement
- Manufacturer Name: Rheem
- Year Built: 2018
- [Manual](#)

AC-Condenser 2

- Capacity: 3.5 Ton
- Energy Source: Electric
- Manufacturer: Carrier
- Maximum Fuse / Breaker Rating: 35
- Type: Cased
- Year Built: 2011
- [Manual](#)

AC-Condenser basement

- Capacity: 3 Ton
- Energy Source: Electric
- Manufacturer: Carrier
- Maximum Fuse / Breaker Rating: 30
- Type: Cased
- Year Built: 2013
- [Manual](#)

Thermostat

- Location: Hallway and Stairs

Thermostat

- Location: 1st Bedroom

Concerns and Observations:

⊖ AC-Condenser 2

Moderate Concern

Condenser airflow is blocked by vegetation

Location Exterior: Ground View

Impact

An air conditioner is engineered to remove the heat by having a designed amount of air flow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool

Suggested Action

Cut back the vegetation



Minor Concern

Insulation is damaged

Location Exterior: Ground View

Impact

Without proper insulation the warmer air may create condensation on the suction line which could damage the surrounding area and/or create a slipping hazard. In addition, by warming the refrigerant, operating efficiency is reduced

Suggested Action

Replace the insulation with 3/4 to 1 inch vapor-proof insulation



In Working Order

ac cooling appear working at the time of inspection, it did have sufficient cooling, photos were taken at 60F set point

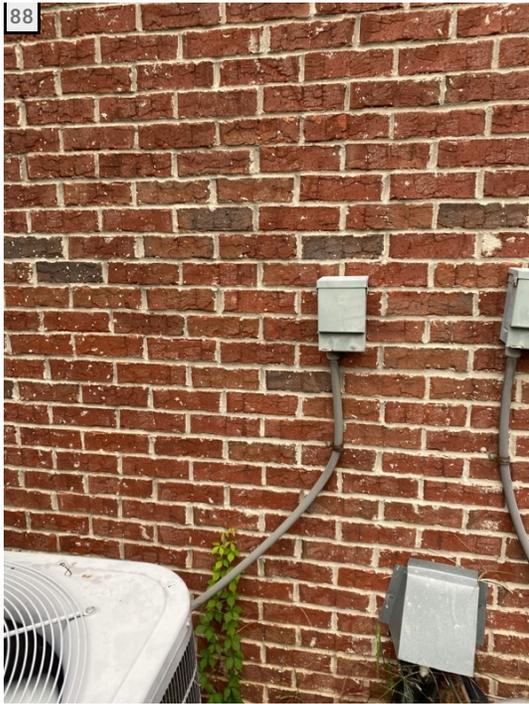
Location Exterior: Ground View



In Working Order

electrical disconnects noted

Location Exterior: Ground View



✓ AC-Condenser basement

In Working Order

ac cooling appear working at the time of inspection, it did have sufficient cooling, photos were taken at 60F set point

Location Exterior: Ground View



In Working Order

electrical disconnects noted

Location Exterior: Ground View

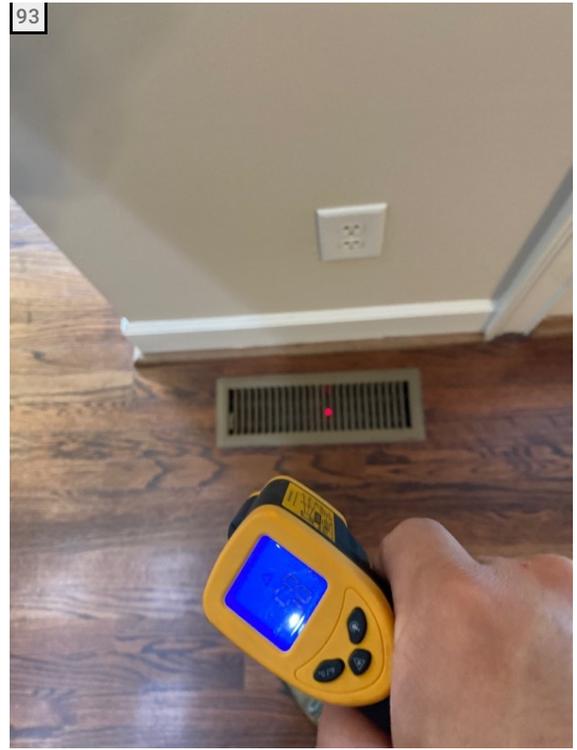


✓ **AC-Evaporator Coil 1**

In Working Order

AC cooling was turn on, AC appeared in working condition. set point was 60F

Location Basement







In Working Order

condensate line has a good slope

Location Basement



In Working Order

wet pan is clean, no water signs

Location Basement



AC-Evaporator Coil 2

Moderate Concern

leak mark noted further evaluation needed

Location Attic



In Working Order

AC cooling was turn on, AC appeared in working condition. set point was 60F

Location Attic







In Working Order

condensate line has a good slope

Location Attic



In Working Order

wet pan is clean, no water signs

Location Attic



✓ **AC-Evaporator Coil basement**

In Working Order

AC cooling was turn on, AC appeared in working condition. set point was 60F

Location Basement





In Working Order

condensate line has a good slope

Location Basement



In Working Order

wet pan is clean, no water signs

Location Basement



- ✔ **Ductwork**
- ✔ **Furnace 1**

In Working Order

Unit was in working condition at the time of inspection set point was 80F

Location Basement





In Working Order

electrical safety switch noted

Location Basement



In Working Order

furnace main gas shut-off valves noted

Location Basement



✔ **Furnace 2**

In Working Order

Unit was in working condition at the time of inspection set point was 80F

Location Attic





In Working Order

electrical safety switch noted

Location Attic



In Working Order

furnace main gas shut-off valves noted

Location Attic



✓ **Furnace basement**

In Working Order

Unit was in working condition at the time of inspection set point was 80F

Location Basement





In Working Order

electrical safety switch noted

Location Basement



In Working Order

furnace main gas shut-off valves noted

Location Basement



- ✓ HVAC Venting
- ✓ Humidifier
- ✓ Thermostat

In Working Order

working condition

Location Hallway and Stairs, Basement, 1st Bedroom



Plumbing

Descriptions:

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

Main water valve

- Location: Basement, Exterior: Ground View

Water Heater

- Btu Or Watt Input Rating: 40000
- Capacity: 50 gal
- Energy Source: Natural gas
- Location: Basement
- Manufacturer Name: AO Smith
- Type: Recovery
- Year Built: 2002
- [Manual](#)

Disclaimers:

- Shower / Tub - if there is a jet pump installed, inspector won't be responsible if the pump leaks water.

Concerns and Observations:

- ✓ Cleanout
- ✓ Foundation drainage system
- ✓ Fuel Lines
- ✓ Hose Bibb

In Working Order

working order

Location Exterior: Ground View



- ✓ Main fuel supply
- ✓ Main water valve

In Working Order**main water cut valve noted**

Location Basement



- ✓ Plumbing Vent
- Shower / Tub

Moderate Concern**Spout diverter is leaking**

Location 2nd Bathroom, 3rd Bathroom

Impact The leak may become a nuisance. If not repaired, calcium deposits may form at the base of the valve and water flow to the shower head will be reduced

Suggested Action Replace the tub spout including the diverter

Other Information The spout diverter is the knob you pull to divert the water from the tub faucet to the shower head



Moderate Concern

jet pump has a noise beyond normal level

Location 1st Bathroom

Minor Concern

tub has minor damage

Location 3rd Bathroom



In Working Order

working order

Location 1st Bathroom



– Sink

Moderate Concern

Drains slow

Location 2nd Bathroom

Suggested Action Clear the drain of debris with a rodder (vs. chemical)



Minor Concern

Drain stop is not working

Location Partial Bathroom, 1st Bathroom, 2nd Bathroom
Suggested Action Reconnect and/or readjust the drain stop. If the problem is not resolved, replace the drain stop



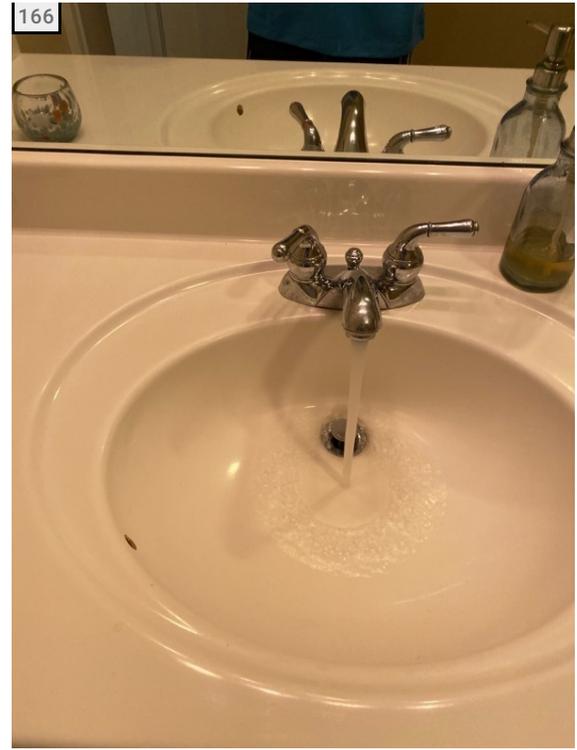


In Working Order

working condition

Location Kitchen, 3rd Bathroom, 4th Bathroom





✔ Stand-alone Shower

Minor Concern

Caulking/grout or sealant deterioration

Location 1st Bathroom



In Working Order

working order

Location 1st Bathroom, 4th Bathroom



✔ **Toilet**

In Working Order

working order

Location Partial Bathroom, 1st Bathroom, 2nd Bathroom, 3rd Bathroom, 4th Bathroom





- ✓ Waste Discharge Pipe
- ✓ Water Heater

Old

Nearing the end of its useful life

Location Basement
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

In Working Order

appear working at the time of inspection

Location Basement



In Working Order

expansion tank noted

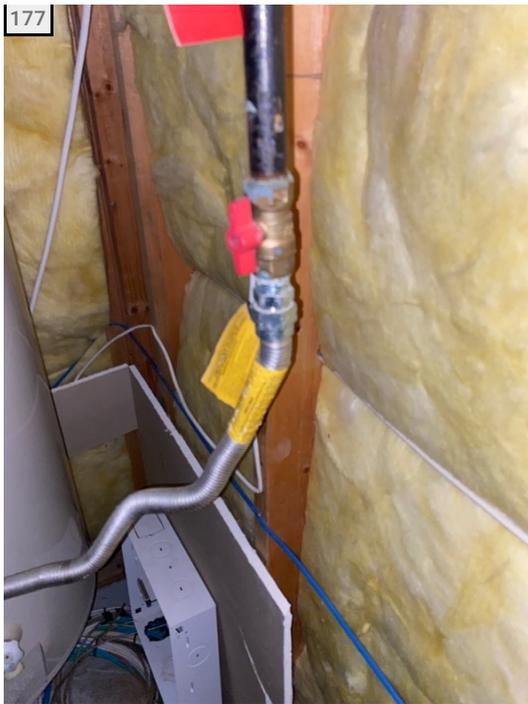
Location Basement



In Working Order

gas shut valve noted

Location Basement



In Working Order

temperature is in normal range

Location Basement



Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood

Concerns and Observations:

⚠️ Balcony, Deck or Porch

Safety Concern

Railing is loose

Location	Exterior: Ground View
Impact	The stability of the railing is significantly reduced
Suggested Action	Repair or replace the railing

