



**BPG Inspection Services**



**1538 Chantilly Drive Northeast Unit 102  
Atlanta GA 30324**

Client(s): Villa  
Inspection Date: 1/4/2020  
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: 792693
  - Client's Last Name: Villa
- 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. **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.

- ❌ 3. Kevin Carey

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### Electrical

#### Switches

- ❌ 4. **SERVICE / REPAIR:** Dimmer switch is not a 3-way device or it is improperly installed. The second switch cannot turn the lights on from its position unless the dimmer is ON. Recommend further evaluation and repairs made by a qualified electrician. Location: **Hallway**

## Action Items

### Electrical



Dimmer switch is not a 3-way device.



Dimmer switch is not a 3-way device.



The second switch cannot turn the lights on from its position unless the dimmer is ON.

### Fixtures

- ❌ 5. **SERVICE / REPAIR:** Inoperable light noted. Replace bulb and verify that the fixture is operational. If not, consult an electrician for repairs. Location: **Patio**



Inoperable light noted.

### Interiors

#### Doors

- ❌ 6. **SERVICE / REPAIR:** Cosmetic damage to the door noted. Repair or replace. Location: **Laundry**



Cosmetic damage to the door noted.

#### Windows

- ❌ 7. **MAJOR DEFECT:** 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. Locations: **2nd bedroom (1), master bedroom (3)**

## Action Items

### Interiors



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



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

### Kitchen

#### Sink

- ❌ 8. **SERVICE / REPAIR:** No P-trap found under the kitchen sink. A trap is required to prevent sewer gas release into house. Possibly installed below the cabinet floor, in the slab. Recommend a licensed plumber inspect further and repair as necessary.



No p-trap found under the kitchen sink.

#### Range / Oven / Cooktop

- ❌ 9. **SAFETY / HEALTH:** A hold down device is necessary for the stove to prevent it from being tipped over when the door is open. Typically this involves a bracket around the stove foot or a chain from the back of the stove to the wall. Install as required for safety.



Missing anti-tip device noted.

### Bathrooms

#### Toilets

## Action Items

### Bathrooms

- ❌ 10. **SERVICE / REPAIR:** Loose toilet seat noted, missing a bolt. Recommend repair/replace. Location: **Master bathroom**



Loose toilet seat noted

### Shower

- ❌ 11. **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. Location: **Both bathrooms**



Shower diverter does not seal completely when engaged.



Shower diverter does not seal completely when engaged.

## Consideration Items

### Client Advice

#### Comments

12. **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.
13. **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.
14. **GENERAL NOTE:** Discuss with the association the maintenance status of common areas ( roof , exterior, etc.) that may affect your unit; past problem areas, past repairs, pending repairs and future replacement projects. The exterior, roof, garage, and general structure of the building are the responsibility of the Homeowners Association. These items are not routinely inspected as part of basic condominium inspection.

### Exterior

#### Windows

15. **GENERAL NOTE:** No screen installed in windows at time of inspection.

### Electrical

#### Panel / Disconnect

16. **GENERAL NOTE:** The main electrical disconnect is located at the meters. NOTE: The meters are not labeled with the unit numbers.



The main electrical disconnect is located at the meters.

#### Panel Interior

17. **GENERAL NOTE:** The electrical panel cover was removed and the wiring inspected. No defects were noted.

## Consideration Items

### Electrical



The electrical panel cover was removed and the wiring inspected.

### Heating and Cooling

#### Air Conditioner

18. **GENERAL NOTE:** Manufacturers do not recommend operating air conditioners when the temperature has been under sixty-five degrees within the previous twenty-four hours. For this reason the air conditioner was not operated. Verification of working condition should be made by the seller.

#### Filter / Accessories

19. **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 20 x 1



Recommend changing the filter at move-in.

### Kitchen

#### Comments

20. **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

#### Bathtubs

21. **GENERAL NOTE:** Chip noted in the tub finish. Recommended to be repaired by tub restoration company. Location: **2nd bathroom**

## Consideration Items

### Bathrooms



#### Comments

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

*Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services*

<b>Legend</b>	<input type="checkbox"/> X No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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<b>Client Advice</b>			
1.0	Comments		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>Structure</b>			
<b>Exterior</b>			
3.0	Grading	X	
3.1	Driveways / Walkways	X	
3.5	Windows	X	<input checked="" type="checkbox"/>
3.6	Doors	X	
3.13	Patio	X	
<b>Plumbing</b>			
5.0	Service Entrance	X	
5.1	Supply Piping	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	
<b>Electrical</b>			
6.0	Service Entrance	X	
6.1	Grounding	X	
6.2	Panel / Disconnect	X	<input checked="" type="checkbox"/>
6.3	Panel Interior	X	<input checked="" type="checkbox"/>
6.4	Wiring	X	
6.5	GFCI / AFCI Devices	X	
6.6	Receptacles	X	
6.7	Switches		<input checked="" type="checkbox"/>
6.8	Fixtures		<input checked="" type="checkbox"/>
<b>Heating and Cooling</b>			
7.0	Air Conditioner	X	<input checked="" type="checkbox"/>
7.1	Heating System	X	
7.2	Fuel / Controls	X	
7.3	Venting / Make Up Air	X	

7.4	Filter / Accessories	X	<input checked="" type="checkbox"/>
7.5	Distribution System	X	
7.6	Thermostat	X	
<b>Interiors</b>			
10.0	Walls / Ceilings	X	
10.1	Floors	X	
10.2	Doors		<input checked="" type="checkbox"/>
10.3	Windows		<input checked="" type="checkbox"/>
10.4	Smoke Detectors / Safety	X	
10.6	Ceiling Fan / Whole House Fan	X	
10.7	Fireplace	X	
<b>Kitchen</b>			
11.0	Counters / Cabinets	X	
11.1	Sink		<input checked="" type="checkbox"/>
11.2	Food Waste Disposer	X	
11.3	Dishwasher	X	
11.4	Range / Oven / Cooktop		<input checked="" type="checkbox"/>
11.5	Vent Fans	X	
11.7	Comments	X	<input checked="" type="checkbox"/>
<b>Bathrooms</b>			
12.0	Counters / Cabinets	X	
12.1	Toilets		<input checked="" type="checkbox"/>
12.2	Sinks	X	
12.3	Bathtubs	X	<input checked="" type="checkbox"/>
12.4	Shower		<input checked="" type="checkbox"/>
12.5	Tub / Shower walls and surround	X	
12.6	Vent Fans	X	
12.8	Comments	X	<input checked="" type="checkbox"/>
<b>Laundry</b>			
13.0	Washer	X	
13.1	Dryer	X	