



BPG Inspection, LLC



**1121 Verdon Drive
Dunwoody GA 30338**

Client(s): Jarrett
Inspection Date: 2/14/2020
Inspector: Kenneth Myers ,

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: 799094
 - Client's Last Name: Jarrett
- Follow the instructions to either view the report online or download it to your computer.

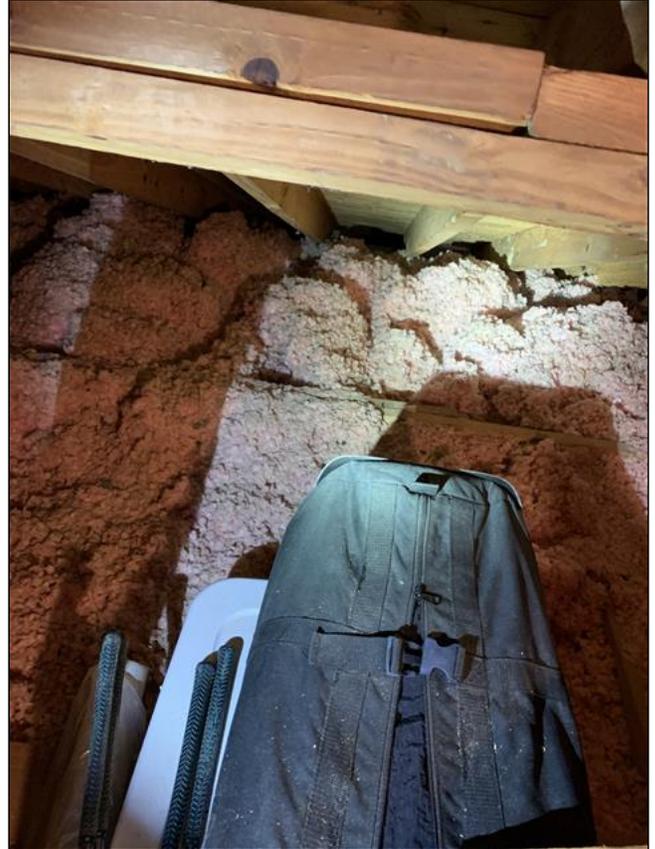
Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Client Advice

Comments

- ❌ 1. **GENERAL NOTE:** Evidence of animal activity seen in attic and or crawlspace (e.g. tunnels, trails on insulation surface). Not present at time of inspection. Have seller disclose if issue has been resolved. Have professional pest control company evaluate and eliminate source of attic access and remove any pests found if seller is not aware of condition.



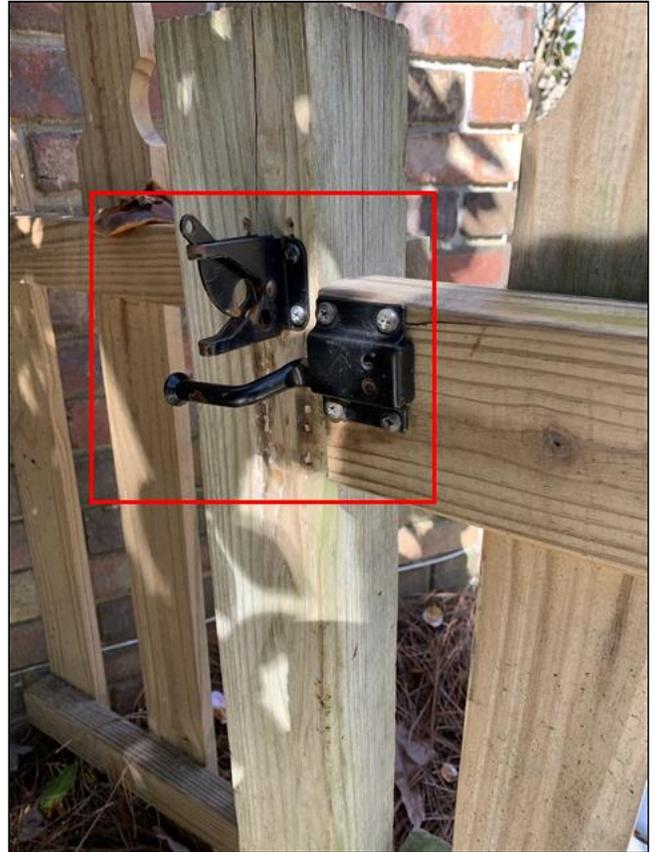
Exterior

Fences

- ❌ 2. **SERVICE / REPAIR:** The fence gate does not latch when operated. Have the gate repaired to operate properly.

Action Items

Exterior



Roofing

Roof Coverings

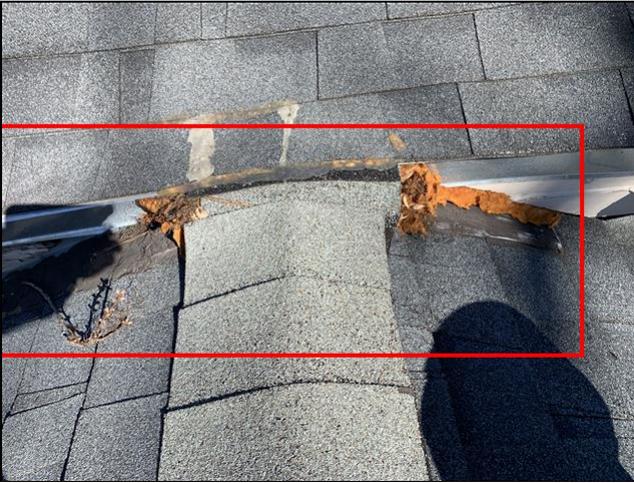
- ❌ 3. **SERVICE / REPAIR:** Organic debris (leaves, sticks, moss, algae, etc) present on the roof covering. Removal of all debris is recommended to prolong the life of the roof.



- ❌ 4. **SERVICE / REPAIR:** Improper sealant noted at ridge. Foam is not a exterior approved sealant. Recommend professional roofing contractor repair.

Action Items

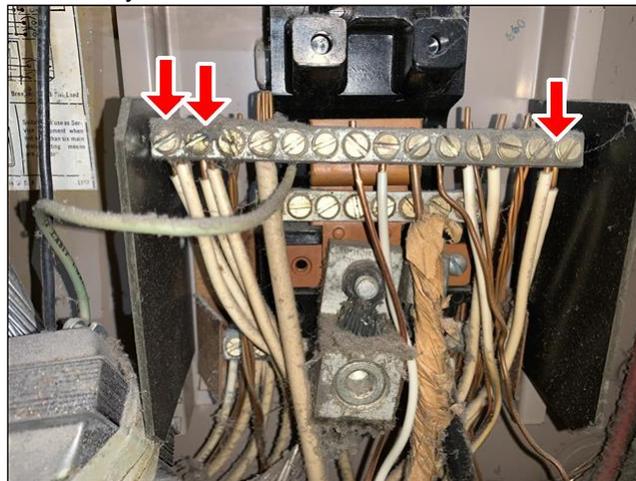
Roofing



Electrical

Panel Interior

- ❌ 5. **SAFETY / HEALTH:** The neutral (white) wires are doubled, tripled or more under the same lug(s) inside the electrical panel. Although the manufacture 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.



GFCI / AFCI Devices

Action Items

Electrical

- ❌ 6. **SAFETY / HEALTH:** GFCI protection is missing at kitchen sink, outside receptacles and half bath. GFCI (ground fault circuit interrupter) protected devices required to be installed at this/these location(s) when originally built for protection from electrical shock. Have corrected by qualified electrician.



Attic

Attic Framing / Construction

- ❌ 7. **SERVICE / REPAIR:** Purlin has separated at top of stairs in attic. Recommend securing with lag screw or bolt.

Action Items

Attic



Interiors

Doors

- ☒ 8. **SERVICE / REPAIR:** Door found to rub on the finished floor tile when opened / closed at hall bathroom. This will loosen the hinges and cause damage to the flooring material over time. Recommend correcting.



Fireplace

- ☒ 9. **SERVICE / REPAIR:** The NFPA (National Fire Protection Association) recommends a Level II examination of a chimney flue whenever a real estate property changes ownership. This examination includes a complete review of all accessible portions of the fireplace and chimney from the top to the bottom, including both the interior and exterior portions. Video scanning equipment or other means shall be used as necessary to observe these areas.

Action Items

Interiors



Bathrooms

Sinks

- ❌ 10. **SERVICE / REPAIR:** Trap material used on Half bathroom sink is designed for temporary repair and uneven interior surfaces may lead to clogging. Plumbing drains are required to have smooth interior surfaces. Recommend a licensed plumber repair or replace as necessary.



Vent Fans

- ❌ 11. **SERVICE / REPAIR:** Bathroom exhaust fans found exhausting horizontally to insulation instead of up. Have piped to upper portion of attic at least. More recent codes require lines to be piped to the outside. Correction recommended.

Action Items

Bathrooms



Consideration Items

Structure

Crawlspace - Comments

12. **SAFETY / HEALTH:** Evidence of animal activity seen in crawlspace as denoted by traps found. Have professional pest control company evaluate and eliminate source of accesses found and remove any pests which may be hiding.



Plumbing

Service Entrance

13. **GENERAL NOTE:** Upon arrival, found the water service meter and monitored all dials and indicators for water usage. There was no indication of any leak. This is a solid indicator that prior to entering the home, there are no leaks in the water service or supply line plumbing.
14. **GENERAL NOTE:** The main water shut off is located front wall/ceiling of crawlspace..

Consideration Items

Plumbing



Water Heater - Condition

15. **GENERAL NOTE:** Average life expectancy for a water heater is approx. 8 to 12 years in the Atlanta area. Unit manufactured in 1998. Budget for replacement or have warranty program established. Water temperature was measured at 113 degrees.



Electrical

Panel / Disconnect

16. **GENERAL NOTE:**

Consideration Items

Heating and Cooling

Air Conditioner

17. **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.

Laundry

Dryer

18. **GENERAL NOTE:** This laundry has a 3 prong receptacle to serve the dryer. If you have a newer dryer, they now have a 4 prong plug. Most common remedy is to have cord replaced on dryer to meet the hook up needs. NOTE: If ground and neutral are combined within 3 prong, the safer solution would be to convert to 4 prong to avoid a parallel current flow back to the panel through the ground.

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

Legend	<input type="checkbox"/> No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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Client Advice			
1.0	Comments		<input checked="" type="checkbox"/>
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	
2.11	Crawlspace - Access	X	
2.12	Crawlspace - Ventilation / Insulation / Vapor Barrier	X	
2.13	Crawlspace - Moisture Intrusion	X	
2.14	Crawlspace - Comments	X	<input checked="" type="checkbox"/>
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	X	
3.6	Doors	X	
3.7	Trim / Soffit / Fascia	X	
3.8	Brick	X	
3.9	Cement board siding (Hardie)	X	
3.12	Fences		<input checked="" type="checkbox"/>
3.13	Patio	X	
3.14	Retaining walls	X	
3.15	Deck Material / Framing	X	
3.16	Deck Support Post / Footer	X	
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	
Roofing			
4.0	Roof Coverings		<input checked="" type="checkbox"/>
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	X	
4.7	Skylights	X	
Plumbing			
5.0	Service Entrance	X	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
6.3	Panel Interior		<input checked="" type="checkbox"/>
6.4	Wiring	X	
6.5	GFCI / AFCI Devices		<input checked="" type="checkbox"/>
6.6	Receptacles	X	
6.7	Switches	X	
6.8	Fixtures	X	
Heating and Cooling			
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	
7.5	Distribution System	X	
7.6	Thermostat	X	
Attic			
8.0	Attic Access	X	
8.1	Attic Insulation	X	
8.2	Attic Ventilation	X	
8.3	Attic Framing / Construction		<input checked="" type="checkbox"/>
Garage			
9.0	Passage Doors	X	
9.1	Garage Doors	X	
9.2	Openers	X	

Legend

X No Action Items Found	 Action Item	 Consideration Item
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9.3	Floor	X		
9.4	Walls / Ceilings	X		
Interiors				
10.0	Walls / Ceilings	X		
10.1	Floors	X		
10.2	Doors			
10.3	Windows	X		
10.4	Smoke Detectors / Safety	X		
10.5	Stairways	X		
10.6	Ceiling Fan / Whole House Fan	X		
10.7	Fireplace			
Kitchen				
11.0	Counters / Cabinets	X		
11.1	Sink	X		
11.2	Food Waste Disposer	X		
11.3	Dishwasher	X		

11.4	Range / Oven / Cooktop	X		
11.5	Vent Fans	X		
11.6	Microwave	X		
Bathrooms				
12.0	Counters / Cabinets	X		
12.1	Toilets	X		
12.2	Sinks			
12.3	Bathtubs	X		
12.4	Shower	X		
12.5	Tub / Shower walls and surround	X		
12.6	Vent Fans			
12.7	Jetted Tub	X		
Laundry				
13.0	Washer	X		
13.1	Dryer	X		
13.2	Laundry Sink	X		