



National Property Inspection, Cumming GA DBA
National Property Inspections

Sally , 10620 Montclair Way, Johns Creek, GA, 30097



Tuesday, February 25, 2020

Inspector

Max Cheang

4044050061

info@npi-max.com

Max inspection team

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 60 F
Estimated Age Of Property : 15 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Damp/Wet
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
RR (REPAIR / REPLACE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Further evaluation/assessment and/or Repair / Replacement of this component by a qualified contractor / professional is strongly recommended

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 GRADING / DRAINAGE

REPAIR / REPLACE

Negative slope noted at rear perimeter of the home. May cause drainage problems/water intrusion during rainfall. The current condition may contribute to water intrusion.

Water puddling in the yard. Ponding water could cause moss in summer and/or ice in winter, both of which are slip hazards. It could also lead to damage to the surfaces themselves, particularly freeze/thaw damage. Ponding against the house could lead to water penetration into the building and damage to the foundation and sub grade areas.

2 DRIVEWAY

REPAIR / REPLACE

Excessive cracks observed. These cracks were common and were due to normal ground settlement. Recommend filling cracks with a driveway caulk/sealant to prevent any further damage due to water penetration.

3 PATIO

REPAIR / REPLACE

The brick patio outside the kitchen have settled and it may allow water penetration into the lower basement level. Recommend filling the cracks with an approved concrete sealant to prevent any future water damage/deterioration.

4 ROOFING

REPAIR / REPLACE

Shingles were inspected using a drone.

Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal. typical architectural shingle last about 20-25 years.

Evidence of moss/mildew growth. Moss /algae would decompose the roofing materials. Properly installed zinc strips (along peak of roof) release zinc-ions that inhibit growth of organisms that could cause ugly roof stains. These organisms include algae, fungus, mold and moss that not only cause stains but can, and often do, damage the roof.

Roof appear to be original to the building which is 15-16 years old. Roof start to have wear typical to its age. Recommend an annual inspection to prevent further deterioration and leakage

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5 GUTTERS/DOWN SPOUTS

REPAIR / REPLACE

Downspouts noted from upper roof discharging onto lower roof. Recommend extending downspouts to gutter(s) to reduce the risk of premature deterioration and water intrusion.

Gutter was leaking water at the end and leaving water stain on the wall at various locations

The gutters were filled with debris which was inhibiting water to drain off the roof and flow through the gutters and downspouts properly. Gutter not draining properly could further lead to soil erosion or foundation water intrusion. Recommend regular cleaning to allow proper water flow

Gutter outside the kitchen breakfast room was leaking at the seam and was causing water damages to the fascia board behind

Downspout(s) noted which were currently discharging below grade. Unable to determine where the subsurface drain pipe terminate. The subsurface extension could become clogged and unable to perform the drainage functions. Recommend redirecting downspouts above grade where possible to reduce the risk of overflowing weeping tiles or drains below grade, which could contribute to water intrusion into the home.

6 GUTTER

Gutter

REPAIR / REPLACE

Gutter outside the kitchen breakfast room was leaking at the seam and was causing water damages to the fascia board behind

7 EXTERIOR SURFACE

Siding/Trim

MARGINAL

Exterior Faucets

REPAIR / REPLACE

Exterior Lighting

REPAIR / REPLACE

Basement exterior faucet missing a handle

Basement patio light fixtures were not responding

Brick appeared in good condition with some minor, localized mortar deterioration apparent. Recommend re-pointing (removing loose mortar, replacing with new) to prevent additional deterioration. A few localized cracks noticed on the brick surface. Recommend refill the cracks to prevent water penetration

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8 EXTERIOR DOORS

REPAIR / REPLACE

Lower corners of door jambs were deteriorated and should be repaired and sealed along bottom edges to keep water from "wicking up".

9 GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

REPAIR / REPLACE

Siding/Trim

REPAIR / REPLACE

The concrete floor of the garage had cracks typical of slab construction. Recommend sealant of cracks and monitor for further cracking and settlement.

Windows were jammed and inoperable

Wood trim outside the overhead door have water damages near the bottom

10 ATTIC FRAMING/SHEATHING

REPAIR / REPLACE

Evidence of rodent activity in the attic. There are possible health risks associated with rodent feces. Recommend further evaluation and treatment by a qualified pest control specialist

Evidence of previous roof leak(s) was noted. Since it was dry at the time of the inspection, it could not determine whether the leak(s) was active.

11 ATTIC INSULATION

REPAIR / REPLACE

Loose-fill Cellulose insulation present, approximately 5-6 inches deep, estimated R value 17-21. Current standard for attic insulation is recommended to be R40 in value. You may wish to look at upgrading the insulation level in the near future.

12 INTERIOR FOUNDATION

MARGINAL

Vertical crack at foundation. Monitor this area for possible future movement and water intrusion. .

13 FLOOR/SLAB

REPAIR / REPLACE

Floor cracks observed. Appeared to be more than typical cracking. Recommend further evaluation by a qualified contractor

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14 ELECTRICAL

Branch Circuits

REPAIR / REPLACE

Unable to remove the front cover of the service distribution panel without causing damages to the wall paint. Unable to perform a direct view of the interior of the service distribution panel. It was paint together with the surrounding wall finishes.

Dining room and kitchen outlets have no power. Recommend further evaluation by a qualified contractor

This dwelling had a central vacuum system present. The main vacuum was located in the basement. The vacuum operated with a special hose that could be transported into various areas of the dwelling. Central vacuum systems are beyond the scope of this inspection.

15 LAUNDRY FACILITIES

electrical

REPAIR / REPLACE

The washer was run through a short cycle to test the drain capability. There were no issue at the time of the inspection. The dryer was tested and ran and vented properly at the time of the inspection.

One of the wall electrical outlet have no power

16 KITCHEN @ BASEMENT

Dishwasher/Cross Flow Protection

REPAIR / REPLACE

Dishwasher not screwed properly secured into the cabinet

17 KITCHEN @ MAIN LEVEL

Electrical (Random sampling of outlets, switches, fixtures.)

REPAIR / REPLACE

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

REPAIR / REPLACE

Exhaust Fan

REPAIR / REPLACE

One of the GFCI outlet was tripped but was unable to reset. Causing a stream of countertop outlets inoperable

Exhaust vent was not operational at the time of inspection

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18 BASMENT FULL BATHROOM

Electrical (Random sampling of outlets, switches, fixtures.)

REPAIR / REPLACE

Sink/Faucet

REPAIR / REPLACE

Sink drainage stopper was missing

No window screen

Ceiling light above the shower was not responsive. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.

19 MAIN LEVEL HALF BATHROOM

Interior Doors/Hardware

REPAIR / REPLACE

Door does not have a lock. A lock is required for bathroom door

20 MASTER BATHROOM

Windows/Trim

REPAIR / REPLACE

Sink/Faucet

REPAIR / REPLACE

Tempered/safety glazed windows are required above tubs for safety purposes. The window above the tub lacked the etched label indicative of tempered glass.

Leaking connections at plumbing pipes beneath sink. This should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.

21 UPPER FRONT LEFT BATHROOM

Tile Work/Enclosure

REPAIR / REPLACE

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.

Bathtub spout was separating from the shower tile wall. Recommend caulking around the tub spout to prevent water infiltration into the wall substrate

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22 UPPER FRONT MIDDLE BATHROOM

Tile Work/Enclosure

REPAIR / REPLACE

No window screen

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.

23 UPPER REAR BATHROOM

Interior Doors/Hardware

REPAIR / REPLACE

Tub/Shower

REPAIR / REPLACE

Tile Work/Enclosure

REPAIR / REPLACE

Door latch would not catch properly and could be pushed open when it was closed.

The rubber weather-stripping located at the bottom of the shower door was torn and out of the track. This was not providing a watertight seal.

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.

24 BASEMENT GRAND ROOM

Walls

REPAIR / REPLACE

Windows/Trim

REPAIR / REPLACE

Floor/Finish

REPAIR / REPLACE

Water damages noticed at the baseboard and elevated moisture was presented. Recommend further evaluation by a qualified contractor

The windows were jammed and were inoperable. This is a safety concern.

No window screen

Carpet was buckled. Recommend re-stretching to prevent trip/fall hazard.

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25 BASEMENT BEDROOM

Windows/Trim

REPAIR / REPLACE

Interior Doors/Hardware

REPAIR / REPLACE

The windows were jammed and were inoperable. This is a safety concern.

No window screen installed

Door was dragging on the carpet

26 DINING ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

REPAIR / REPLACE

No power at the wall outlet. Recommend further evaluation by a qualified electrical contractor

27 UPSTAIR FRONT LEFT ROOM

Ceilings

REPAIR / REPLACE

No window screen

Ceiling repair noticed. Suspected previous roof leakage. Recommend further evaluation by a qualified contractor

28 UPSTAIR FRONT MIDDLE ROOM

Windows/Trim

REPAIR / REPLACE

Floor/Finish

REPAIR / REPLACE

Interior Doors/Hardware

REPAIR / REPLACE

The Left window was jammed and inoperable. All windows must operate freely for fire safety.

No window screen

Carpet was buckled. Recommend re-stretching to prevent trip/fall hazard.

Closet door did not operate properly. Adjust and/or repair as necessary.

Door dragging on carpet

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29 UPSTAIR FRONT RIGHT ROOM

Ceilings	REPAIR / REPLACE
Windows/Trim	REPAIR / REPLACE
Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR / REPLACE
Ice maker	REPAIR / REPLACE

Stain(s) at ceiling tested dry on day of observation. Monitor for moisture related deterioration.

The windows were jammed and were inoperable. This is a safety concern.

No window screen

Electrical outlet under the bar sink was missing GFCI protection. GFCI is required for all electrical receptacle near a sink within 6 feet

Ice maker does not appear functioning

30 UPSTAIR REAR ROOM

Windows/Trim	REPAIR / REPLACE
Floor/Finish	REPAIR / REPLACE
Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR / REPLACE

The center window was jammed and were inoperable. This is a safety concern.

Carpet stain / discoloration

Ceiling light fixture not working at time of inspection. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.

No window screen

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

RR (REPAIR / REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Further evaluation/assessment and/or Repair / Replacement of this component by a qualified contractor / professional is strongly recommended

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GRADING / DRAINAGE

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Near Level

☒ Ponding

Comments:

The grade around the structure should deter water at least 4 feet away from the foundation around entire perimeter. Landscape shrubbery should be removed at least 4 feet away from foundation to prevent water drainage from contacting the area around the foundation.

While the grading appeared positive overall, the current landscaping (gardens, mulch, etc.) may mask areas of poor drainage.

Termite inspection is beyond the scope of this inspection. Recommend obtaining treatment record and continue maintenance by a licensed pest control company.

Negative slope noted at rear perimeter of the home. May cause drainage problems/water intrusion during rainfall. The current condition may contribute to water intrusion.

Water puddling in the yard. Ponding water could cause moss in summer and/or ice in winter, both of which are slip hazards. It could also lead to damage to the surfaces themselves, particularly freeze/thaw damage. Ponding against the house could lead to water penetration into the building and damage to the foundation and sub grade areas.



Grading / Drainage: Near level grading at the back of the property, may pose slow drainage problem, water ponding noticed



Grading / Drainage: yard water puddling

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Grading / Drainage: Soil erosion noticed



Grading / Drainage: Near level grading at the back of the property, may pose slow drainage problem

DRIVEWAY

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Concrete

☒ General Deterioration

☒ Cracks

Comments:

Excessive cracks observed. These cracks were common and were due to normal ground settlement. Recommend filling cracks with a driveway caulk/sealant to prevent any further damage due to water penetration.



Driveway: cracked driveway surface



Driveway: cracked driveway surface

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Driveway: cracked driveway surface



Driveway: cracked driveway surface

WALKS / STEPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

☒ Brick

Comments:

Walkways/steps to the house and around the property were in good condition at time of the inspection.



Walks / Steps: slight separation at the front stoop

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PORCHES / STOOPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Open

Comments:

Porches were in generally acceptable condition with no cracks/settlement.



Porches / Stoops:



Porches / Stoops:



Porches / Stoops:

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DECKS / BALCONY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Wood

Comments:

Recommend annual inspection, ongoing repairs and painting/sealing to properly maintain the deck area.



Decks / Balcony:



Decks / Balcony:

PATIO

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Concrete

☒ Brick

☒ Cracks

☒ Settlement

Comments:

The brick patio outside the kitchen have settled and it may allow water penetration into the lower basement level. Recommend filling the cracks with an approved concrete sealant to prevent any future water damage/deterioration.

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Patio:



Patio:



Patio: cracks and settlement noticed



Patio: cracks and settlements



Patio: cracks and settlement



Patio: sign of settlement at the patio

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RETAINING WALLS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒Rear

☒Concrete

☒Brick

☒Timber

Comments:

Due to the design and nature of retaining walls, it is not possible to determine with certainty if the wall was constructed using the proper techniques (gravel for drainage, horizontal tie-backs equal to the height of the wall, etc.). Retaining walls should be monitored on an ongoing basis, and budgeting should be in place for eventual replacement.

This is a visual inspection based on a one time visit. This inspection did not include an assessment of any geological conditions and/or site stability.



Retaining Walls:



Retaining Walls:



Retaining Walls:



Retaining Walls:

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ROOFING

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Age: 15 Year(s)

Design Life: 15-20 Year(s)

Layers: 1

☒ Drone

☒ Asphalt / Composition

Comments:

Roofs may leak at any time. Leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs. Detecting roof leaks during dry weather is frequently not possible.

Shingles were inspected using a drone.

Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal. typical architectural shingle last about 20-25 years.

Evidence of moss/mildew growth. Moss /algae would decompose the roofing materials. Properly installed zinc strips (along peak of roof) release zinc-ions that inhibit growth of organisms that could cause ugly roof stains. These organisms include algae, fungus, mold and moss that not only cause stains but can, and often do, damage the roof.

Roof appear to be original to the building which is 15-16 years old. Roof start to have wear typical to its age. Recommend an annual inspection to prevent further deterioration and leakage

Leaks not always detectable.



Roofing:



Roofing: debris on roof

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Roofing: Roof was exhibiting sign of aging, surface discoloration



Roofing:



Roofing: Roof was exhibiting sign of aging, surface discoloration



Roofing: previous roof repair behind the chimney

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Roofing:



Roofing: moss / algae growth on the roof surface

FLASHING/VALLEYS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

☒ Composition / Membrane

Comments:

Flashing may require periodic routine maintenance from time to time, such as caulking, sealing, painting, repairing, etc.

All valleys and flashings that were readily visible at time of inspection were acceptable.

GUTTERS/DOWN SPOUTS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Steel

☒ Filled with Debris

☒ Leaking

Comments:

A full inspection of gutter(s) requires wet weather. Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation. Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs. Proper guttering and grading is essential for reducing the risk of water intrusion into the home.

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Downspouts noted from upper roof discharging onto lower roof. Recommend extending downspouts to gutter(s) to reduce the risk of premature deterioration and water intrusion.

Gutter was leaking water at the end and leaving water stain on the wall at various locations

The gutters were filled with debris which was inhibiting water to drain off the roof and flow through the gutters and downspouts properly. Gutter not draining properly could further lead to soil erosion or foundation water intrusion. Recommend regular cleaning to allow proper water flow

Gutter outside the kitchen breakfast room was leaking at the seam and was causing water damages to the fascia board behind

Downspout(s) noted which were currently discharging below grade. Unable to determine where the subsurface drain pipe terminate. The subsurface extension could become clogged and unable to perform the drainage functions. Recommend redirecting downspouts above grade where possible to reduce the risk of overflowing weeping tiles or drains below grade, which could contribute to water intrusion into the home.



Gutters/Down Spouts: Gutter draining to the lower roof directly which could result in leakage



Gutters/Down Spouts: Gutter was full of debris

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Gutters/Down Spouts: Downspout draining into subsurface, unable to locate the drainage outlet



Gutters/Down Spouts: Downspout draining into subsurface, unable to locate the drainage outlet



Gutters/Down Spouts: Downspout draining into subsurface, unable to locate the drainage outlet



Gutters/Down Spouts: Gutter / downspout was overflowed and was leaking water

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Gutters/Down Spouts: gutter leaking water at the end



Gutters/Down Spouts: Gutter appear leaking water

CHIMNEY

☒ Framed

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Due to the design of this chimney structure, full observation of the chimney liner was not possible. Interior portions of chimneys and flue pipes are often not accessible or visible and are beyond the scope of the inspection. Recommend cleaning to remove creosote build up prior to use.

Chimneys can be a weak point in roofing systems. Monitor for leaks and seek professional repairs as needed. Since they are constantly exposed to the elements, chimneys require ongoing maintenance and repairs. As general maintenance, ensure that the chimney cap is well sealed and that any cracks are repaired immediately to reduce the risk of water related deterioration.

Flue not inspected. Annual cleaning is recommended.

Inspection Date:
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Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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Sally , 10620 Montclair Way, Johns Creek, GA, 30097



Chimney:

GUTTER

☒ Recommend Repairs

GUTTER

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Gutter outside the kitchen breakfast room was leaking at the seam and was causing water damages to the fascia board behind



Gutter : gutter outside the kitchen leaking water at the seam



Gutter : gutter leaking water at the seam

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EXTERIOR SURFACE

☒ Monitor Condition
☒ Recommend Repairs

☒ Brick

☒ Stone

☒ Cracked

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

As a general maintenance, ensure that all penetrations, cracks, and holes in the siding system are properly sealed to reduce the risk of water intrusion behind the siding material.

Joints between dissimilar materials, such as brick and panel siding, should be sealed to reduce the risk of water intrusion.

Basement exterior faucet missing a handle

Basement patio light fixtures were not responding

Brick appeared in good condition with some minor, localized mortar deterioration apparent. Recommend re-pointing (removing loose mortar, replacing with new) to prevent additional deterioration. A few localized cracks noticed on the brick surface. Recommend refill the cracks to prevent water penetration



Exterior Surface: A few of exterior light fixture on the basement patio not responding



Exterior Surface: Basement exit faucet handle missing

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Exterior Surface: trim board damages



Exterior Surface: cracks on brick wall



Exterior Surface: cracked brick wall

WINDOWS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Wood

☒ Insulated Pane(s)

Comments:

General Maintenance Note: Monitor surfaces regularly. Seal as required.

All windows appeared to be in good repair at time of inspection from the exterior.

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EXTERIOR DOORS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Metal

Comments:

Lower corners of door jambs were deteriorated and should be repaired and sealed along bottom edges to keep water from "wicking up".



Exterior Doors: door jamb damaged near the bottom

FOUNDATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Slab

☒ Limited Observation

Comments:

No reportable concerns were observed with the readily visible portions of the foundation at time of inspection. However, our service does not guarantee or warrant against future leaks, cracks, settlement, movement, and/or other foundation failures. As with all systems and components of the home, continued routine inspections, maintenance, and monitoring are recommended.

There was limited visibility of the foundation due to landscaping, house design and interior finishes. It appeared to be in acceptable condition.

All visible exterior foundation walls appear in acceptable condition at time of inspection with no major defects or movement noted.

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GARAGE/CARPORT

☒ Recommend Repairs

☒ 3 or More Cars

☒ Attached

☒ Cracked

☒ Obscured / Limited View

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Limited observation due to storage of sellers personal possessions. Latent defect may not be visible. Recommend review the area after the storage items were cleared

The concrete floor of the garage had cracks typical of slab construction. Recommend sealant of cracks and monitor for further cracking and settlement.

Windows were jammed and inoperable

Wood trim outside the overhead door have water damages near the bottom



Garage/Carport:



Garage/Carport:

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Garage/Carport: Typical cracks on the garage floor on slab construction



Garage/Carport: exterior wood trim rotten near the bottom



Garage/Carport: wood trim outside rotten near the bottom

OVERHEAD GARAGE DOORS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of Openers: 3

☒ Metal

Comments:

Overhead door hardware, nuts and bolts need to be tightened periodically, as well as carriage wheels lubricated. This should become part of your on-going maintenance routine.

The operation of the garage door, opener and all related safety devices appear to be satisfactory at time of inspection.

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Overhead Garage Doors:

GARAGE PEDESTRIAN DOOR INTO HOUSE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

Comments:

The pedestrian door leading into the garage was a fire rated door. The door and hardware operated as designed and was in acceptable condition.

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Attic / Roof

Method of Inspection ☒ Physical Entry 60 % Visible

ATTIC FRAMING/SHEATHING

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Plywood / Panel Board / OSB ☒ Rafters

☒ Water Stains/Suspected Leak(s) ☒ Rodent activities

Comments:

Limited visibility due to insulation, flooring, framing and design. Further evaluation may be necessary to identify potential issues not accessible at time of inspection.

Evidence of rodent activity in the attic. There are possible health risks associated with rodent feces. Recommend further evaluation and treatment by a qualified pest control specialist

Evidence of previous roof leak(s) was noted. Since it was dry at the time of the inspection, it could not determine whether the leak(s) was active.

Leaks not always detectable.



Attic Framing/Sheathing: suspected rodent activities presented



Attic Framing/Sheathing:

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Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing: Water stain on the attic deck

ATTIC VENTILATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Attic Fan

☒ Gable

☒ Ridge

☒ Soffit

Comments:

Attic fan was controlled by thermostat, not tested. Recommend checking summer conditions to make sure fan is operating.

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ATTIC INSULATION

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Loose Fill

Comments:

Loose-fill Cellulose insulation present, approximately 5-6 inches deep, estimated R value 17-21. Current standard for attic insulation is recommended to be R40 in value. You may wish to look at upgrading the insulation level in the near future.



Attic Insulation: insufficient blown in insulation materials



Attic Insulation: insufficient blown in insulation materials

ATTIC ELECTRICAL

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All visible electrical wiring and boxes in the attic were terminated properly and in acceptable condition at the time of inspection.

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type

☒ Basement

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INTERIOR FOUNDATION

☒ Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Limited Observation

Comments:

Due to the nature of the construction (finish), very little of the interior of the foundation or the condition of the framing was visible. No readily visible problems were noted.

Vertical crack at foundation. Monitor this area for possible future movement and water intrusion. .



Interior Foundation: basement foundation wall cracks

UNDER FLOOR FRAMING & SUPPORT

		ACC	MAR	NI	NP	RR
BEAMS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PIERS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Limitations: The subflooring and most of the floor joist surface located in the unfinished basement area were covered with batt type fiberglass insulation which prevented full visual access.

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FLOOR/SLAB

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Concrete

☒ Obscured / Covered

Comments:

Limited visibility. The concrete floors of the home were covered by carpet, tiles and/or floor coverings. Where possible, that portion of the foundation between grade and exterior wall covering was inspected.

Floor cracks observed. Appeared to be more than typical cracking. Recommend further evaluation by a qualified contractor



Floor/Slab: concrete cracks on the basement floor



Floor/Slab: Basement floor cracks

ELECTRICAL

☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Main Disconnect Location: Exterior Side

☒ 120 / 240 Volt (Nominal)

☒ 200 AMP

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	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Exterior Side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The NFPA (National Fire Protection Association) recommends replacing smoke detectors every 10 years. Current guidelines require smoke detectors in all bedrooms, in central halls outside bedrooms with a minimum of one on each floor. Smoke detectors should be hard-wired with battery back-ups and interconnected so, when one alarm sounds, all alarms sound. Smoke detectors must be audible from sleeping rooms. Compliance to current guidelines is required in re-models requiring permits or when an additional bedroom has been created. Note: Design life for smoke detectors average 10-15 years and may not operate properly past their design age.

Limited view of branch circuit wiring and other electrical components due to wall finish and cover plates, etc., throughout the home. Latent defects may not be observed. Low voltage system such as the security system, audio and video system, internet, telephone and cable or satellite television connections or functionality is not covered as part of this property inspection report.

Receptacles and switches were tested on a random basis. Not all receptacles were tested due to occupants furniture and storage items. Checking circuit labeling and circuit load size is beyond the scope of this general home inspection.

Unable to remove the front cover of the service distribution panel without causing damages to the wall paint. Unable to perform a direct view of the interior of the service distribution panel. It was paint together with the surrounding wall finishes.

Dining room and kitchen outlets have no power. Recommend further evaluation by a qualified contractor

This dwelling had a central vacuum system present. The main vacuum was located in the basement. The vacuum operated with a special hose that could be transported into various areas of the dwelling. Central vacuum systems are beyond the scope of this inspection.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Electrical: Main service breaker



Electrical: Service distribution panel

PLUMBING

Water Service

☒ Water Public

☒ Shut Off Location: Basement

Sewage Service

☒ Sewage Public

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Not all plumbing leaks or moisture can be found as it is sometimes hidden in wall cavities or beneath the floor. A regular check of all fixtures and plumbing components is recommended.

Limited view of supply lines, drains and vents due to wall finish throughout the home. Latent defects may not be observed.

Main drain underground can only be viewed by fiber optic camera. This is beyond the scope of this home inspection. There was no observation or testing of the main sewer lateral to determine the condition or integrity of the piping that is being used to remove sewer water from this dwelling to the public or private sewer system.

No apparent defects were found pertaining to the main plumbing system.

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Main utility line, septic systems and gray water systems are excluded from this Inspection.

WATER HEATER

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Navien
Design Life: 10-15 Year(s)

Model: N8E-240A
SerialNo: 7414X13Y1522012

Size: 0 Gallons

Age: 6 Year(s)

☒ Gas

☒ Tankless

Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.



Water Heater:



Water Heater:



Water Heater:

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LAUNDRY FACILITIES

☒ Recommend Repairs

Location: Laundry room

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELELCTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Free standing appliances were not inspected on all cycles.

Limited visual access to dryer vent available (due to design). Observation of dryer vent after it enters the wall/floor area is beyond the scope of this inspection. Further evaluation and ongoing monitoring of the dryer vent may be necessary.

The washer was run through a short cycle to test the drain capability. There were no issue at the time of the inspection. The dryer was tested and ran and vented properly at the time of the inspection.

One of the wall electrical outlet have no power



Laundry Facilities: baseboard outlet has no power

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HEATING 1 BASEMENT

Brand: Goodman
SerialNo: 1701330201

Model: ARUF61D14AA

Age: 3 Year(s)

Design Life: 15-20 Year(s)

☒ Electric

☒ Heat Pump

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

The heat pump system was a split system with the air handler located in the house and the condenser located outside. The system was working within industry standards with the supply air temperature reading at least 14-20 degrees hotter than the return air. The test results are measured using a digital thermometer. The thermostat and blower were checked and are working as designed.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating 1 basement :



Heating 1 basement :

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Heating 1 basement :

HEATING 2 MAIN LEVEL

Brand: Daikin Model: DM80SS1005CXAE BTUs: 100000 Age: 4 Year(s)
Design Life: 15-20 Year(s) SerialNo: 1611280537

☒ Gas

☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection of the furnace typically includes examination/operation of the following: (1) Cabinet interior and exterior, (2) Fuel supply and shut-off (not tested), (3) Electrical shut-off, (4) Adequate combustion air, (5) Proper ignition, (6) Burn chamber conditions (when visible).

The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.

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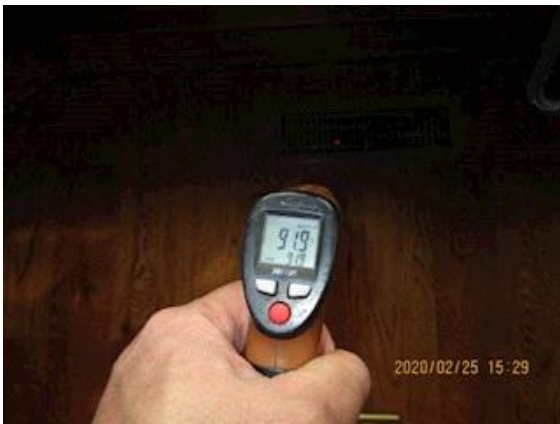
Sally , 10620 Montclair Way, Johns Creek, GA, 30097



Heating 2 main level :



Heating 2 main level :



Heating 2 main level :

HEATING 3 MASTER BEDROOM

Brand: Daikin

Model: DM80SS0603AXAE

BTUs: 60000

Age: 4 Year(s)

Design Life: 15-20 Year(s)

SerialNo: 1612069497

☒ Gas

☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

Inspection of the furnace typically includes examination/operation of the following: (1) Cabinet interior and exterior, (2) Fuel supply and shut-off (not tested), (3) Electrical shut-off, (4) Adequate combustion air, (5) Proper ignition, (6) Burn chamber conditions (when visible).

The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.

The humidifier appeared in good physical condition, however, inspection of the function of the humidifier is beyond the scope of the inspection.



Heating 3 Master bedroom :



Heating 3 Master bedroom :



Heating 3 Master bedroom :

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HEATING 4 UPPER BEDROOMS

Brand: Daikin Model: DM80SS1005CXAC BTUs: 10000 Age: 4 Year(s)
Design Life: 15-20 Year(s) SerialNo: 1611280516
☒ Gas ☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection of the furnace typically includes examination/operation of the following: (1) Cabinet interior and exterior, (2) Fuel supply and shut-off (not tested), (3) Electrical shut-off, (4) Adequate combustion air, (5) Proper ignition, (6) Burn chamber conditions (when visible).

The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.



Heating 4 upper bedrooms :



Heating 4 upper bedrooms :

Inspection Date: 02/25/2020
Inspector: Max Cheang
Inspector Phone: 4044050061

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Max inspection team



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HEATING 5 UPPER FRONT RIGHT ROOM

Brand: Daikin Model: DM80SS0603AXAD BTUs: 60000 Age: 2 Year(s)
Design Life: 15-20 Year(s) SerialNo: 1802277015
☒ Gas ☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection of the furnace typically includes examination/operation of the following: (1) Cabinet interior and exterior, (2) Fuel supply and shut-off (not tested), (3) Electrical shut-off, (4) Adequate combustion air, (5) Proper ignition, (6) Burn chamber conditions (when visible).

The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.



Heating 5 upper front right room :



Heating 5 upper front right room :

Inspection Date: 02/25/2020
Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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Sally , 10620 Montclair Way, Johns Creek, GA, 30097

DRAFT CONTROL/VENT

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal Pipe

Comments:

Due to the fact that venting and/or drafting characteristics can change at any future date, recommend use of carbon monoxide detectors on all levels of home for safety, including near all bedrooms. At least one CO detector/alarm should be located at the ceiling level for life safety. Excessive CO poisoning is deadly.

HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Air flow will vary depending on the design of the system and the distance from the source. Very limited view of ductwork under the home.

Always check the furnace filter on a regular basis to keep it clean and prevent poor air flow through home. Keep materials away from the furnace to allow unit proper air supply. Suggest taping all seams with aluminum foil tape to prevent air leak(s).

Distribution was acceptable at time of inspection.

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COOLING 1 MAIN LEVEL

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Daikin

Model: DX14SA0601AB

Size: 5 tons

Age: 3 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 1701021558

☒ Electric

☒ Central Air

☒ Outside Temperature too cold to test

Comments:

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection was not technically exhaustive. The unit cover was not dismantled so the interior view was normally somewhat obstructed. Determining correct size for an air conditioning system is beyond the scope of a home inspection.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



Cooling 1 main level :

COOLING 2 MASTER BEDROOM

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Daikin

Model: DX14SA0241BA

Size: 2 tons

Age: 4 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 1611208345

☒ Electric

☒ Central Air

☒ Outside Temperature too cold to test

Comments:

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection was not technically exhaustive. The unit cover was not dismantled so the interior view was normally somewhat obstructed. Determining correct size for an air conditioning system is beyond the scope of a home inspection.

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A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



Cooling 2 master bedroom :

COOLING 3 UPPER LEVEL ROOMS

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Daikin

Model: DX14SA0601AB

Size: 5 tons

Age: 4 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 1611143439

☒ Electric

☒ Central Air

☒ Remove Obstructions / Vegetation

Comments:

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection was not technically exhaustive. The unit cover was not dismantled so the interior view was normally somewhat obstructed. Determining correct size for an air conditioning system is beyond the scope of a home inspection.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

Inspection Date:
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Cooling 3 upper level rooms :

COOLING 4 UPPER FRONT RIGHT ROOM

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Daikin

Model: DX14SA0301AB

Size: 2.5 tons

Age: 3 Year(s)

Design Life: 15-20 Year(s)

SerialNo: 1712236782

☒ Electric

☒ Central Air

☒ Outside Temperature too cold to test

Comments:

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection was not technically exhaustive. The unit cover was not dismantled so the interior view was normally somewhat obstructed. Determining correct size for an air conditioning system is beyond the scope of a home inspection.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

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Inspector: Max Cheang
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Cooling 4 upper front right room:

COOLING 5 BASEMENT

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Daikin

Model: DZ14SA0601KB

Size: 5 tons

Age: 4 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 1607094329

☒ Electric

☒ Heat Pump

☒ Outside Temperature too cold to test

Comments:

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection was not technically exhaustive. The unit cover was not dismantled so the interior view was normally somewhat obstructed. Determining correct size for an air conditioning system is beyond the scope of a home inspection.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

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Cooling 5 basement :

KITCHEN @ BASEMENT

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Inspection Date: 02/25/2020
Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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Comments:

Visibility limited under sink due to seller's possessions.

Kitchen Appliances are not calibrated or operated on all cycles or functions. Therefore an item or feature may NOT be operate at some settings or at some loads that cannot be simulated during an inspection. Ice makers and water features of the refrigerator was not inspected.

Dishwasher not screwed properly secured into the cabinet



Kitchen @ basement : dishwasher not securely mounted into the cabinet

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KITCHEN @ MAIN LEVEL

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Visibility limited under sink due to seller's possessions.

Kitchen Appliances are not calibrated or operated on all cycles or functions. Therefore an item or feature may NOT be operate at some settings or at some loads that cannot be simulated during an inspection. Ice makers and water features of the refrigerator was not inspected.

One of the GFCI outlet was tripped but was unable to reset. Causing a stream of countertop outlets inoperable

Exhaust vent was not operational at the time of inspection

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Kitchen @ main level : exhaust fan not operational



Kitchen @ main level : Electrical outlets at the countertop have no power



Kitchen @ main level :



Kitchen @ main level :

FIREPLACE/STOVE

☒ Electric

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Limited observation of the chimney flue areas due to the design and location of the chimney flue. Unable to determine the condition of the flue liner. Recommend annual cleaning and inspection of the chimney and the liner on an annual basis for fire safety.

Before using, recommend fireplace, flue and chimney be cleaned and reinspected.

Appeared to operate as designed. No defects noted.

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Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.



Fireplace/Stove:



Fireplace/Stove:

BASMENT FULL BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

Sink drainage stopper was missing

No window screen

Ceiling light above the shower was not responsive. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.



Basment full bathroom : Sink drainage stopper assembly missing



Basment full bathroom :

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MAIN LEVEL HALF BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

Door does not have a lock. A lock is required for bathroom door

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main level half bathroom : door missing a lock



main level half bathroom :

MASTER BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



National Property Inspection, Cumming GA DBA National Property Inspections

Sally , 10620 Montclair Way, Johns Creek, GA, 30097

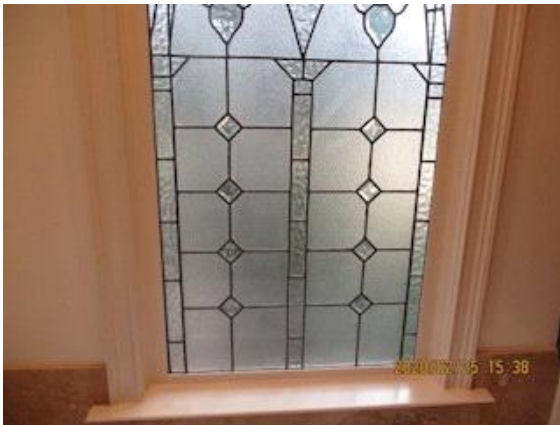
Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

Tempered/safety glazed windows are required above tubs for safety purposes. The window above the tub lacked the etched label indicative of tempered glass.

Leaking connections at plumbing pipes beneath sink. This should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.



master bathroom : Window near bathtub should be composed of tempered glass for safety



master bathroom :



master bathroom : Sink was leaking water

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Sally , 10620 Montclair Way, Johns Creek, GA, 30097

UPPER FRONT LEFT BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials. Leaks behind tile work and tub surrounds can not always be detected. Routine maintenance of caulking and grout is part of ongoing maintenance.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.

Bathtub spout was separating from the shower tile wall. Recommend caulking around the tub spout to prevent water infiltration into the wall substrate

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upper front left bathroom : bathtub spout need caulking



upper front left bathroom : Defective grout at the shower enclosure



upper front left bathroom :

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UPPER FRONT MIDDLE BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials. Leaks behind tile work and tub surrounds can not always be detected. Routine maintenance of caulking and grout is part of ongoing maintenance.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

No window screen

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.

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upper front middle bathroom :

UPPER REAR BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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Sally , 10620 Montclair Way, Johns Creek, GA, 30097

Comments:

As general maintenance, seal and monitor all tub and shower surrounds as well as all tub floor joints and nearby trim joints in order to reduce the risk of water intrusion and deterioration of building materials. Leaks behind tile work and tub surrounds can not always be detected. Routine maintenance of caulking and grout is part of ongoing maintenance.

Only a limited inspection could be done to cabinets under sink due to personal possessions.

Door latch would not catch properly and could be pushed open when it was closed.

The rubber weather-stripping located at the bottom of the shower door was torn and out of the track. This was not providing a watertight seal.

Defective grout found at the shower / bathtub surrounding and enclosure. Recommend re-seal the tilework to prevent moisture / water infiltration to the wall substrate.



upper rear bathroom : Shower door rubber seal was torn / missing



upper rear bathroom : door could not closed properly

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BASEMENT GRAND ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Closets and/or rooms obstructed by personal belongings and furniture; limited view. Review after items are removed.

Water damages noticed at the baseboard and elevated moisture was presented. Recommend further evaluation by a qualified contractor

The windows were jammed and were inoperable. This is a safety concern.

No window screen

Carpet was buckled. Recommend re-stretching to prevent trip/fall hazard.



Basement grand room :



Basement grand room : water damages on the baseboard

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Basement grand room : water damages on the baseboard



Basement grand room : Elevated moisture detected at the baseboard



Basement grand room : baseboard water damages



Basement grand room : water damages at the baseboard



Basement grand room : water damages at the baseboard



Basement grand room : carpet buckled

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Inspector Phone: 4044050061

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BASEMENT BEDROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The windows were jammed and were inoperable. This is a safety concern.

No window screen installed

Door was dragging on the carpet



Basement bedroom :



Basement bedroom : door dragging on carpet

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

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KITCHEN SITTING ROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



kitchen sitting room :

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



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DINING ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No power at the wall outlet. Recommend further evaluation by a qualified electrical contractor



Dining room :

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

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Max inspection team



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FAMILY ROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



family room :

Inspection Date:
02/25/2020

Inspector: Max Cheang
Inspector Phone: 4044050061

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Max inspection team



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LOWER FRONT LEFT OFFICE

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



lower front left office :

Inspection Date:
02/25/2020

Inspector: Max Cheang
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MASTER BEDROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No window screen



master bedroom :



master bedroom :

Inspection Date: 02/25/2020
Inspector: Max Cheang
Inspector Phone: 4044050061

Email: info@npi-max.com
Max inspection team



National Property Inspection, Cumming GA DBA National Property Inspections

Sally , 10620 Montclair Way, Johns Creek, GA, 30097

UPSTAIR FRONT LEFT ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No window screen

Ceiling repair noticed. Suspected previous roof leakage. Recommend further evaluation by a qualified contractor



upstairs front left room :



upstairs front left room :

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upstair front left room : ceiling repair noticed

UPSTAIR FRONT MIDDLE ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The Left window was jammed and inoperable. All windows must operate freely for fire safety.

No window screen

Carpet was buckled. Recommend re-stretching to prevent trip/fall hazard.

Closet door did not operate properly. Adjust and/or repair as necessary.

Door dragging on carpet

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upstair front middle room : carpet buckled



upstair front middle room : closet door could not engaged properly



upstair front middle room : door dragging on carpet

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UPSTAIR FRONT RIGHT ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICE MAKER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Stain(s) at ceiling tested dry on day of observation. Monitor for moisture related deterioration.

The windows were jammed and were inoperable. This is a safety concern.

No window screen

Electrical outlet under the bar sink was missing GFCI protection. GFCI is required for all electrical receptacle near a sink within 6 feet

Ice maker does not appear functioning

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upstairs front right room :



upstairs front right room : ice maker not functioning



upstairs front right room : water stain on ceiling



upstairs front right room : ceiling stain test dry

UPSTAIR REAR ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

The center window was jammed and were inoperable. This is a safety concern.

Carpet stain / discoloration

Ceiling light fixture not working at time of inspection. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow.

No window screen



upstairs rear room :



upstairs rear room : ceiling light fixture not functioning



upstairs rear room : carpet stain

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STAIRS / RAILINGS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Stairs / Railings:

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LAWN SPRINKLER

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of Zones: 10

☒ Automatic

Comments:

The sprinkler system was not inspected and is beyond the scope of this inspection. The sprinkler system was tested for basic operation of all zones. Confirming the operation or location of every sprinkler head and determining underground plumbing leaks is beyond the scope of this inspection.

Underground leaks may not be detected.



Lawn Sprinkler:



Lawn Sprinkler:

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