



**BPG Inspection, LLC**



**71 East Lake Drive Northeast  
Atlanta GA 30317**

Client(s): Zdradzinski  
Inspection Date: 3/31/2020  
Inspector: Kevin Carey ,

Cover Page .....	1
Table of Contents .....	2
General Information .....	3
Client Advice .....	4
Structure.....	5
Exterior.....	6
Roofing.....	8
Plumbing .....	9
Electrical.....	11
Heating and Cooling.....	13
Attic .....	15
Garage .....	17
Interiors .....	17
Kitchen .....	18
Bathrooms.....	19
Laundry .....	20

<b>Date:</b> 3/31/2020	<b>Time:</b> 09:00:00 AM	<b>Report ID:</b> 806744
<b>Property:</b> 71 East Lake Drive Northeast, Atlanta, GA 30317		<b>Prepared By:</b> Kevin Carey

## General Information

### Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

**Inspected:** The item was visually observed and appears to be functioning as intended.

**Not Inspected:** The item was not inspected (reason for non-inspection should be noted):

**Not Present:** The item was not found or is not present.

**Action Item:** The item is not functioning as intended or needs repair or further evaluation.

**Consideration Item:** The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

<b>Attendees:</b> Client	<b>Property Type:</b> Single Family Dwelling	<b>Age Of Building:</b> Under 10 Years Extra Info : 2014
<b>Temperature:</b> Over 65	<b>Rain in last 3 days:</b> Yes	<b>Weather:</b> Light Rain
<b>Soil Conditions:</b> Normal, Damp	<b>Building Status:</b> Vacant without interior furnishings	

**1. Client Advice**

**Inspection Items**

**Comments**

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

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

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

All defects should be repaired.

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

**❌** ♦ **GENERAL NOTE:** It is recommended that key findings and the components / systems related to these findings be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing. Further evaluation prior to closing is recommended so that a properly licensed professional can evaluate the concerns further and inspect the remainder of the system or related component for additional concerns that may be outside our area of expertise or the scope of the ASHI standards of practice.

**❌** ♦ Kevin Carey

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ASHI # 252198

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**◆ GENERAL NOTE:** The buyer is responsible for managing to their satisfaction the minor touch up of cosmetic surface issues. They are beyond the scope of a standard ASHI inspection. The inspection does not address unpainted, scuffed, or otherwise imperfect conditions of doors, windows, walls, floors, ceilings, trim, or minor holes, etc. Also included is maintenance for normal wear and tear. Highly recommend that the buyer do a pre-walk before closing to identify any surface issues that may be hidden during the inspection due to storage of possessions and personal items of seller.
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**◆ GENERAL NOTE:** We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

**2. Structure**

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

**Styles & Materials**

<b>Exterior Walls:</b> 2 x 4	<b>Foundation Type:</b> CMU (Concrete Block)	<b>Posts:</b> Concrete Block Piers
<b>Beams:</b> Wood	<b>Floor Framing:</b> 2 x 10	<b>Ceiling Framing:</b> 2 x 6 2 x 8 Rafters
<b>Crawlspace Access:</b> Exterior	<b>Crawlspace View:</b> Fully Accessed	<b>Crawlspace Vapor Barrier:</b> Yes

**Inspection Items**

**Foundation Walls** [Inspected]

**Post / Pier / Column** [Inspected]

**Beams** [Inspected]

**Floor / Subfloor** [Inspected]

**Walls** [Inspected]

**Insulation** [Inspected]

**Crawlspace - Access** [Inspected]

**Crawlspace - Ventilation / Insulation / Vapor Barrier** [Inspected]

- 
**◆ SERVICE / REPAIR:** Fallen insulation noted in the **crawlspace**. Not only will this reduce the insulating ability it can also allow a path for termites to enter the structure and provide a nesting area for vermin. Re-install/replace all fallen insulation.



Fallen insulation noted in the crawlspace.



Fallen insulation noted in the crawlspace.



Fallen insulation noted in the crawlspace.

**Crawlspace - Moisture Intrusion** [Inspected]

**❌** ♦ **SERVICE / REPAIR:** Signs of moisture intrusion/dampness noted under the front porch area. Verify that the downspouts/runoff drains are working properly. If conditions worsen, recommend further evaluation by a water management specialist. Recommend adding a vapor barrier to prevent moisture from evaporating into the crawlspace area.



Signs of moisture intrusion/ dampness noted



Signs of moisture intrusion/ dampness noted

**Crawlspace - Comments** [Inspected]

**3. Exterior**

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

**Styles & Materials**

<b>Lot Grade:</b> Flat	<b>Driveway:</b> Concrete	<b>Walkways:</b> Stone
<b>Porch:</b> Concrete	<b>Type of Home:</b> 2 Story	<b>Trim / Soffit / Fascia:</b> Wood Fiber Cement
<b>Exterior Entry Doors:</b> Wood Metal Clad	<b>Cladding:</b> Brick Fiber Cement	<b>Windows:</b> Wood Double Hung Double Insulated
<b>Storms / Screens:</b> Screens Installed	<b>Retaining Wall:</b> Stone	<b>Fences:</b> Wood

Inspection Items

Grading [Inspected]

Driveways / Walkways [Inspected]

Steps [Inspected]

❌ ♦ **SERVICE / REPAIR:** Settlement noted in steps leading to the front porch with opening noted. The top step height is outside the maximum allowed by an inch. This could be a tripping hazard. Advise having system raised back to original position professionally. Pressure grouting or Mud Jack systems are successful in correcting this condition but is costly.



Settlement noted in steps

Porch [Inspected]

Cladding [Inspected]

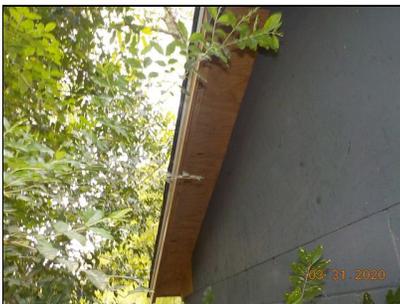
Windows [Inspected]

🔍 ♦ **GENERAL NOTE:** Missing screens noted. Locations: **Left side and rear**

Doors [Inspected]

Trim / Soffit / Fascia [Inspected]

❌ ♦ **SERVECE / REPAIR:** Unpainted soffit and fascia boards noted. Prime, paint and caulk all exposed trim to extend life. Location: **Garage-right side and rear**



Unpainted soffit and fascia boards noted.



Unpainted soffit and fascia boards noted.



Unpainted soffit and fascia boards noted.

Brick [Inspected]

Cement board siding (Hardie) [Inspected]

Fences [Inspected]

❌ ♦ **SERVICE / REPAIR:** Leaning sections of fencing noted. Have the posts evaluated and repaired/replaced.



Leaning sections of fencing noted.

**Retaining walls** [Inspected]

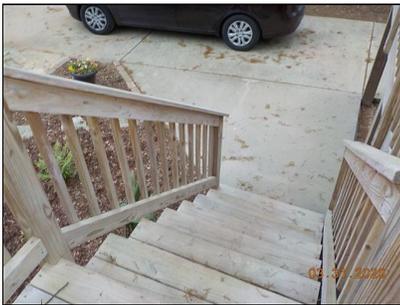
**Deck Material / Framing** [Inspected]

**Deck Support Post / Footer** [Inspected]

**Deck Railing** [Inspected]

**Deck Stairs** [Inspected]

**❌** ♦ **SAFETY / HEALTH:** Handrails should have a gripable rail. Handrails shall have either a circular cross section with a diameter of 1 1/4 to 2 inches, or a non-circular cross section with a perimeter dimension of a least 4 inches but no more than 6 1/4 inches and a largest cross section dimension not exceeding 2 3/4 inches. Have a deck contractor evaluate and add as required.



Handrails should have a gripable rail.



Handrails should have a gripable rail.

**Deck Attachment To House** [Inspected]

**Building Envelope** [Inspected]

**4. Roofing**

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

**Styles & Materials**

<b>Roof Covering:</b> Asphalt / Fiberglass	<b>How Inspected:</b> Partially Viewed From Ground With Binoculars	<b>Estimated Age of Roof:</b> 5 - 10 years
<b>Number of Layers:</b> 1 layer	<b>Flashing:</b> Aluminum	<b>Gutters:</b> Aluminum

<b>Downspouts:</b> Aluminum	<b>Downspout Runoff:</b> Plastic PVC	
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**Inspection Items**

**Roof Coverings** [Inspected]

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



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

**Flashing** [Inspected]

**Valleys** [Inspected]

**Plumbing Vents** [Not Present]

**Attic Vents** [Inspected]

**Gutters / Downspouts / Drain Lines** [Inspected]

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

**5. Plumbing**

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

**Styles & Materials**

<b>Water Provider:</b> Public	<b>Sewer Provider:</b> Public	<b>Water Shut Off:</b> Crawlspace
<b>Service Piping:</b> Copper PEX	<b>Supply Piping:</b> CVPC	<b>Waste Piping:</b> PVC
<b>Main Fuel Shut Off Valve:</b> Exterior at gas meter	<b>Fuel / Flue Piping:</b> Black Steel	<b>Water Heater Type #1:</b> Rheem Extra Info : RHA291413856 06/2014
<b>Water Heater Age #1:</b> 6 Yrs	<b>Water Heater Fuel/Size #1:</b> Electric 50 Gallons	<b>BTU's/Watts #1:</b> 5500 Watt

<p><b>T/P Valve / Expansion Device:</b> Copper</p>	<p><b>Water Heater Temperature:</b> 115-120</p>	<p><b>Water Meter Observation:</b> Meter not visible Extra Info : Locked</p>
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**Inspection Items**

**Service Entrance [Inspected]**

- ⏏ ♦ **GENERAL NOTE:** The water pressure was recorded at 48 PSI. The acceptable range is 40-80 PSI. If higher pressure is desired, have the pressure regulating valve (PRV) adjusted by a qualified plumber.



The water pressure was recorded at 48 PSI. PRV is located in the crawlspace.

- ⏏ ♦ **GENERAL NOTE:** The main water shut off valve is **located in the crawlspace.**



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

**Supply Piping [Inspected]**

- ⊗ ♦ **SERVICE / REPAIR:** Copper supply pipe found touching steel. When copper or copper alloy tubing and galvanized steel touch it causes a reaction in the copper which will lead to pitting and holes in the copper pipe over time and accelerated corrosion of the steel. Recommend correct to prevent leaks and deterioration of plumbing system. Location: **Crawlspace-at the main water line**



Copper supply pipe found touching steel.

**Exterior Hose Faucets** [Inspected]

**Waste Piping** [Inspected]

**❌** ♦ **SERVICE / REPAIR:** Plumbing vent piping terminates in the attic and this is not allowed. The piping must terminate on the exterior. One option would be to cap each pipe with a Studor vent. This allows air in but no sewer gases are expelled into the attic space. Recommend further evaluation and code verification by a licensed plumber.



Plumbing vent piping terminates in the attic



Plumbing vent piping terminates in the attic



Plumbing vent piping terminates in the attic

**Fuel Piping - General** [Inspected]

**Water Heater - Condition** [Inspected]

**Water Heater - Safety** [Inspected]

**6. Electrical**

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

**Styles & Materials**

<b>Service Entrance:</b> Overhead	<b>Panel Location:</b> Kitchen	<b>Main Disconnect Location:</b> Located in Panel Box
<b>Grounding Method:</b> Grounding Rod	<b>Supply Conductor:</b> Aluminum	<b>Service Capacity:</b> 150 Amps
<b>Overcurrent Protection:</b> Breakers Panel Labeled Limited Room For Expansion	<b>Distribution Wires:</b> Copper	<b>Wire Type:</b> Sheathed Cable
<b>Receptacles:</b> 3 Prong GFCI in Bathrooms GFCI in Garage GFCI in Kitchen GFCI on Exterior	<b>Door Bell:</b> Sounded	<b>Switches:</b> Tested

**Inspection Items**

**Service Entrance** [Inspected]

- ✘ ◆ **SERVICE / REPAIR:** The overhead electrical wires are being touched by the tree branches. The tree branches need to be trimmed away from the service line to allow a clear path to the house. Recommend contacting the local utility (Ga Power) or a tree service.

**Grounding** [Inspected]

**Panel / Disconnect** [Inspected]

- ☑ ◆ **GENERAL NOTE:** The main electrical disconnect is located at the meter.



The main electrical disconnect is located at the meter.

**Panel Interior** [Inspected]

- ✘ ◆ **SAFETY / HEALTH:** The installed breaker is incompatible with the rating listed on the manufacturer label on the A/C condensing unit. Replacement breaker of appropriate size is necessary to provide designed overcurrent protection. Recommend a licensed electrician to evaluate the condition and correct.

**Max. overcurrent device per manufacturer label: 25 amps - Size of overcurrent device found: 30 amps**



A/C breaker is too large

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



The electrical panel cover was removed and the wiring inspected.

**Wiring** [Inspected]

**GFCI / AFCI Devices** [Inspected]

♦ **SAFETY / HEALTH:** GFCI protection is missing. GFCI (ground fault circuit interrupter) protected devices are required to be installed at these location when built/renovated for protection from electrical shock. Have corrected by qualified electrician. Locations: **Garage, laundry room**



GFCI protection is missing.



GFCI protection is missing.



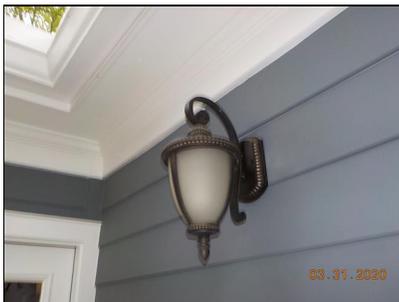
GFCI protection is missing.

**Receptacles** [Inspected]

**Switches** [Inspected]

**Fixtures** [Inspected]

♦ **SERVICE / REPAIR:** Inoperable light noted. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs. Location: **Deck**



Inoperable light noted.

**7. Heating and Cooling**

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

**Styles & Materials**

<b>AC Type #1:</b> Central Air	<b>Cooling System Size (s) #1:</b> 2.5 Ton Serving the Living Level	<b>Cooling System Age #1:</b> 6 Yrs
<b>AC Temperature Differential #1:</b> *20 - 22	<b>Condensate Drain / Attic Pan:</b> PVC Plastic tube from pump Gravity Drain Condensate Pump	<b>Heating Type #1:</b> Heat Pump Side Draft
<b>Heating System Manufacturer #1:</b> Bryant Serial Number : 3514A73054 09/2014	<b>Heating System Age #1:</b> 6 Yrs	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16 x 21 x 1 13 1/2 x 21 x 1	<b>Ductwork:</b> Insulated Flex (Silver) Wall Registers Ceiling Registers	<b>Thermostat:</b> Programmable
<b>Overflow Pan:</b> Attic Pan Exists	<b>Cooling System Size (s) #2:</b> 2 Ton Serving the Bedroom Level	<b>Cooling System Age #2:</b> 6 Yrs
<b>Heating Type #2:</b> Heat Pump Side Draft	<b>Heating System Manufacturer #2:</b> Carrier Serial Number : 3614A67902 09/2014	<b>Heating System Age #2:</b> 6 Yrs

**Inspection Items**

**Air Conditioner [Inspected]**

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

Unit **Main floor** Return temp.= 64 Supply temp. = 44 Differential temp. = 20 degrees, PASS

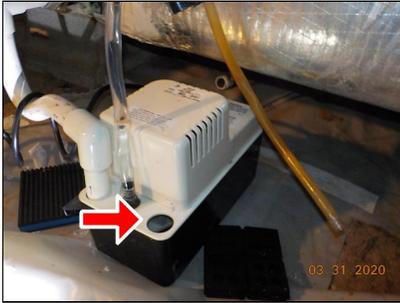
The differential temperature target is a minimum difference of 15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible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

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

Unit **Upper floor** Return temp.= 64 Supply temp. = 42 Differential temp. = 22 degrees, PASS

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

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



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

**Heating System** [Inspected]

**Filter / Accessories** [Inspected]

 **GENERAL NOTE:** Recommend changing the filter at move-in. Recommend changing filter every two to three months thereafter. Use a good quality, pleated filter that is rated MERV-8 or better. The filter size is: 13 x 21 x 1, 16 x 21 x 1



Recommend changing the filter at move-in.



Recommend changing the filter at move-in.

**Distribution System** [Inspected]

**Thermostat** [Inspected]

**8. Attic**

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

**Styles & Materials**

<b>Attic Venting:</b> Soffit Ridge	<b>Method Used to Observe Attic:</b> Entered	<b>Attic Access:</b> Pull Down Stairs Located in Hallway
<b>Attic Insulation Type:</b> Blown Fiberglass	<b>Attic Insulation Thickness / R - Value:</b> 10+ inches / R-30+	

**Inspection Items**

**Attic Access** [Inspected]

 **SERVICE / REPAIR:** The pull down ladder leading to the attic area is not cut to the appropriate length. The base of the ladder needs to be cut so that it sits flatly on the floor.



The base of the ladder needs to be cut so that it sits flatly on the floor.

**Attic Insulation** [Inspected]

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

**Attic Ventilation** [Inspected]

**Attic Framing / Construction** [Inspected]

**Comments** [Inspected]

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



Tunnels and trails through the insulation.



Tunnels and trails through the insulation.



Tunnels and trails through the insulation.

 **SERVICE / REPAIR:** Roach droppings noted in the **attic area**. Recommend further evaluation and service performed by a qualified pest control contractor.



Roach droppings noted

**Rodent / Pests / Insects** [Inspected]

**9. Garage**

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

**Styles & Materials**

<b>Garage Location:</b> Detached	<b>Garage Door Type:</b> One Automatic	<b>Garage Door Material:</b> Overhead
<b>Auto Safety Reverse:</b> Electronic Eye	<b>Garage Walls and Ceiling:</b> Unfinished	

**Inspection Items**

**Passage Doors** [Inspected]

**Garage Doors** [Inspected]

**Openers** [Inspected]

**Floor** [Inspected]

**Walls / Ceilings** [Inspected]

**10. Interiors**

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

**Styles & Materials**

<b>Floor Coverings:</b> Tile Wood	<b>Wall Coverings:</b> Drywall	<b>Ceiling Coverings:</b> Drywall
<b>Door Types:</b> Hollow Core	<b>Windows:</b> Double Pane Double Hung	<b>Smoke Detectors / Safety:</b> Sounded When Tested
<b>Ceiling Fan:</b> Tested	<b>Fireplace:</b> Direct Vent (artificial logs only)	

**Inspection Items**

**Walls / Ceilings** [Inspected]

- ♦ **SERVICE / REPAIR:** Hole in the drywall from door knob, where stoppers failed to function as designed. Have drywall repaired and painted to match existing. Consider having door stop replaced to protect assembly. Location: **Right deck door**



Hole in the drywall from door knob

**Floors** [Inspected]

**Doors** [Inspected]

**Windows** [Inspected]

**Smoke Detectors / Safety** [Inspected]

**Stairways** [Inspected]

**Ceiling Fan / Whole House Fan** [Inspected]

**Fireplace** [Inspected]

**11. Kitchen**

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

**Styles & Materials**

<b>Cabinets:</b> Wood Composite	<b>Counter Tops:</b> Stone	<b>Sink:</b> Stainless
<b>Dishwasher:</b> Tested	<b>Disposal:</b> Tested	<b>Range:</b> Gas
<b>Oven:</b> Gas	<b>Kitchen Fan:</b> Exterior Vented	

**Inspection Items**

**Counters / Cabinets** [Inspected]

**Sink** [Inspected]

**Food Waste Disposer** [Inspected]

**Dishwasher** [Inspected]

**Range / Oven / Cooktop** [Inspected]

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

**Vent Fans** [Inspected]

**Comments** [Inspected]

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

**12. Bathrooms**

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

**Styles & Materials**

<b>Sinks:</b> Tested / Adequate Flow and Drainage	<b>Toilet:</b> Flushes - Drains - Refills	<b>Bathtub:</b> Tested
<b>Shower:</b> Tested	<b>Shower / Tub Wall Material:</b> Ceramic Tiles	<b>Bathroom Ventilation:</b> Fan

**Inspection Items**

**Counters / Cabinets** [Inspected]

**Toilets** [Inspected]

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



Toilets should be sealed between the base and floor

**Sinks** [Inspected]

**Bathtubs** [Inspected]

- ✘ **SERVICE / REPAIR:** Fill spout is not tight to the tub wall. Modify and seal to prevent moisture access behind wall assembly. Location: **2nd floor bathroom**



Shower [Inspected]

- ❌ ♦ **SERVICE / REPAIR:** Loose fixture noted. Recommend further evaluation and repairs made by a qualified plumber.  
Location: **2nd floor bathroom**



Loose fixture noted.

Tub / Shower walls and surround [Inspected]

Vent Fans [Inspected]

Comments [Inspected]

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

**13. Laundry**

**Styles & Materials**

<b>Clothes Washer:</b> Not Tested	<b>Dryer Power Source:</b> 4 prong - 220 Electric	<b>Dryer Vent:</b> Metal Flex Line
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**Inspection Items**

Washer [Not Present]

Dryer [Not Present]

- 🔍 ♦ **GENERAL NOTE:** Recommend that the dryer connecting vent be metal and that it be sealed to the rear of the dryer and the wall vent with metal foil tape to prevent lint from entering the house.
- ❌ ♦ **SAFETY / HEALTH:** The dryer exhaust vent uses flexible metal piping running through the crawlspace. This is only to be used as a connector from the dryer to the wall. Large numbers of house fires have been attributed each year to improper dryer exhaust installations. The system should be run through 4 inch metal piping to exterior for safety and manufacturers specifications on dryer units. The line should be a 25 foot maximum run with mechanical tape attachments [NO screw attachment of sections].



The dryer exhaust vent uses flexible metal piping running through the crawlspace.

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