

# *Trademark Home Inspections*

## Property Inspection Report



2475 Rutherford St NW, Atlanta, GA 30318

Inspection prepared for: Reagan Donley

Real Estate Agent: Erin Brachman - Keller Williams - Peachtree Rd

Date of Inspection: 3/10/2020 Time: 1:00 PM

Age of Home: 2005 Size: 1682

Weather: 68 Cloudy

Order ID: 12059

Inspector: Bobby Holton

License #3463

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TRADEMARKCOMPANIES

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Exterior Areas</b>		
Page 5 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• <i>Open construction gap observed. Recommend further evaluation by a qualified contractor.</i></li> </ul>
Page 5 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• <i>Moisture damage, wood rot, observed. Recommend review for repair as necessary.</i></li> </ul>
<b>Grounds</b>		
Page 6 Item: 2	Grading	<ul style="list-style-type: none"> <li>• <i>Faulty grade observed on the right side of the house. Proper grade should be 6" of fall per 10' away from the house. Recommend further evaluation by a landscape professional.</i></li> </ul>
Page 7 Item: 6	Grounds Electrical	<ul style="list-style-type: none"> <li>• <i>The outlet on the front porch did not function properly. Recommend further evaluation by a licensed electrician.</i></li> </ul>
Page 8 Item: 7	GFCI	<ul style="list-style-type: none"> <li>• <i>The GFCI protected outlets did not function properly during the inspection. Recommend further evaluation by a licensed electrician.</i></li> </ul>
<b>Roof</b>		
Page 9 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• <i>Algae growth observed on roof shingles. This can lead to the premature failure of the roofing materials. Consider further evaluation by a trusted roofing company.</i></li> <li>• <i>Exposed nails on roofing material. Recommend sealing all fastener heads.</i></li> </ul>
Page 10 Item: 3	Vent Caps	<ul style="list-style-type: none"> <li>• <i>Unsecured vent caps observed. Consider further evaluation by a qualified roofing contractor.</i></li> </ul>
Page 11 Item: 4	Gutter	<ul style="list-style-type: none"> <li>• <i>Significant amounts of debris observed in the gutters. Recommend clearing for safety.</i></li> <li>• <i>Missing gutters observed. Recommend further evaluation by a trusted gutter company.</i></li> </ul>
<b>Electrical</b>		
Page 11 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• <i>Rodent droppings observed in the electrical panel. Recommend further evaluation by a licensed electrician.</i></li> </ul>
<b>Attic</b>		
Page 15 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• <i>Exposed junction boxes. Recommend further evaluation by a licensed electrician.</i></li> <li>• <i>Wire connections observed outside of a junction box. Recommend further evaluation by a licensed electrician.</i></li> </ul>
Page 16 Item: 7	Insulation Condition	<ul style="list-style-type: none"> <li>• <i>Insulation appears inadequate. Insulation depth is less than 4" several areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches.</i></li> </ul>
<b>Interior Areas</b>		

Page 20 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• The light fixture was not functional in the dining room. Recommend further evaluation by a licensed electrician.</li> </ul>
Page 21 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> <li>• Missing smoke detectors observed. Recommend replacing for safety.</li> </ul>
Page 21 Item: 9	Patio Doors	<ul style="list-style-type: none"> <li>• Daylight observed around the door near the laundry room. Consider further evaluation by a qualified contractor.</li> </ul>
Page 22 Item: 12	Window Condition	<ul style="list-style-type: none"> <li>• Hazy window observed. Recommend further evaluation by a qualified contractor.</li> </ul>

### **Bedrooms**

Page 23 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• The outlet in the rear bedroom was installed less than 6" off of the ground. Recommend further evaluation by a licensed electrician.</li> </ul>
Page 24 Item: 7	Window Condition	<ul style="list-style-type: none"> <li>• Broken window observed in the back right bedroom. Recommend further evaluation by a qualified contractor.</li> </ul>

### **Bathroom**

Page 25 Item: 2	Ceiling Condition	<ul style="list-style-type: none"> <li>• Possible mold like bio growth observed on the bathroom ceiling in the rear bathroom. Recommend further evaluation by a qualified contractor.</li> </ul>
Page 25 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• The outlets in the master bathroom did not appear to be wired properly. Recommend further evaluation by a licensed electrician.</li> </ul>
Page 25 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• Unable to test the outlet in the master bathroom due to the outlets not being wired properly. Recommend further evaluation by a licensed electrician.</li> </ul>
Page 27 Item: 17	Window Condition	<ul style="list-style-type: none"> <li>• Possible leaking window observed in the rear bathroom. Recommend further evaluation by a qualified contractor.</li> </ul>

### **Kitchen**

Page 28 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>• Rodent droppings observed below the kitchen sink. Recommend further evaluation by a qualified contractor.</li> <li>• Previous moisture damage observed below the kitchen sink. Possible mold like bio growth observed. Consider further evaluation by a qualified contractor.</li> </ul>
Page 28 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• Operational, Full cycle run successfully, but appears to drain into the crawlspace. Recommend further evaluation by a licensed plumber or qualified appliance repair technician.</li> </ul>
Page 30 Item: 9	Window Condition	<ul style="list-style-type: none"> <li>• Hazy window observed in the kitchen. Recommend further evaluation by a qualified contractor.</li> </ul>

### **Foundation**

Page 32 Item: 1	Foundation Walls	<ul style="list-style-type: none"> <li>• Efflorescence observed on the foundation wall. Recommend further evaluation by a trusted foundation specialist.</li> </ul>
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### **Crawlspace**

Page 33 Item: 2	Plumbing	<ul style="list-style-type: none"> <li>• Leaking plumbing observed below the dishwasher. Recommend further evaluation by a licensed plumber.</li> </ul>
Page 34 Item: 4	Drainage	<ul style="list-style-type: none"> <li>• Standing water observed in the crawlspace. Possibly caused by the leaking dishwasher in the kitchen. Recommend further evaluation by a licensed plumbing.</li> </ul>

Page 34 Item: 5	Structure	<ul style="list-style-type: none"><li>• <i>Suspected Microbial growth observed in the crawlspace. Recommend further evaluation by a qualified contractor.</i></li><li>• <i>Questionable overspray observed in the small sections of the crawlspace. Recommend further evaluation by a qualified crawlspace company.</i></li><li>• <i>Questionable black residue observed in sections of the crawlspace. Consider further evaluation by a qualified crawlspace contractor.</i></li></ul>
Page 35 Item: 8	Subfloor	<ul style="list-style-type: none"><li>• <i>Rodent dropping observed on the crawlspace floor. Recommend further evaluation by a trusted wildlife specialist.</i></li><li>• <i>Rodent trails observed on the vapor barrier. Recommend further evaluation by a qualified wild life contractor.</i></li></ul>

## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## Inspection Details

### 1. Attendance

In Attendance: Client present • Buyer Agent present

### 2. Home Type

Home Type: Detached • Single Family Home

### 3. Occupancy

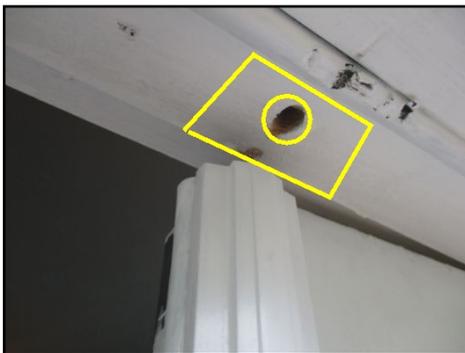
Occupancy: Vacant

## Exterior Areas

### 1. Doors

Observations:

- *Missing striker plate observed on the french doors at the top of the door frame. Recommend installing for safety. See picture for details.*
- *Moisture damage observed on the french doors on the left side of the house. Consider further evaluation by a qualified contractor.*



Missing striker plate observed on the french doors on the left side of the house



Moisture damage observed on the french doors on the left side of the house

## 2. Window Condition

Observations:

- Exterior windows appeared to be functional



The windows to the right of the front door appeared to have been covered over with drywall

## 3. Siding Condition

Observations:

- Open construction gap observed. Recommend further evaluation by a qualified contractor.



Open construction gap observed on the front porch

## 4. Eaves & Facia

Observations:

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.



Wood rot observed on the front left corner of the house



Possible rodent chew marks observed on the front of the house



Moisture damage observed on the front of the house

## 5. Exterior Paint

Observations:

- *Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.*
- *Peeling paint observed, suggest scraping and painting as necessary.*



Peeling paint observed on the brick surface



Peeling paint observed on the exterior of the house

## Grounds

### 1. Driveway and Walkway Condition

Observations:

- *Driveway was in good working order during the inspection.*

### 2. Grading

Observations:

- *Faulty grade observed on the right side of the house. Proper grade should be 6" of fall per 10' away from the house. Recommend further evaluation by a landscape professional.*



Faulty grade observed on the right side of the house

### 3. Vegetation Observations

Observations:

- *Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.*



Overhanging tree limbs observed

#### 4. Patio and Porch Deck

Observations:

- *Appeared functional at time of inspection.*



Temporary supports observed below the back deck



Proper flashing observed below the front porch decking

#### 5. Stairs & Handrail

Observations:

- *Exterior steps appeared to be functional.*



Wood to ground contact observed on the wood steps on the front of the house

#### 6. Grounds Electrical

Observations:

- *The outlet on the front porch did not function properly. Recommend further evaluation by a licensed electrician.*



The outlet on the front deck did not appear to be functional



The light on the front porch did not appear to be functional

## 7. GFCI

Observations:

- *The GFCI protected outlets did not function properly during the inspection. Recommend further evaluation by a licensed electrician.*



The outlet on the front patio did not trip when tested

## 8. Main Gas Valve Condition

Materials: Left side of the house

Observations:

- *Gas meter appeared to be functional during the inspection.*



Gas meter observed on the left side of the house

## 9. Water Pressure

Observations:

- *65 PSI*

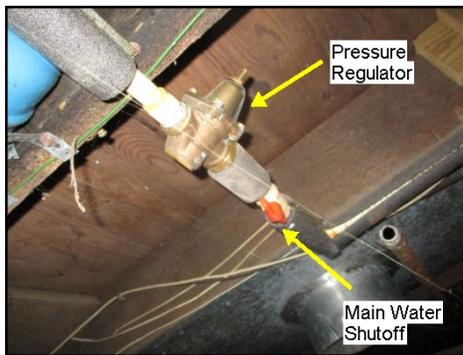


65 psi observed

## 10. Pressure Regulator

Observations:

- *Located in the crawlspace*



Pressure regulator observed in the crawlspace

## 11. Exterior Faucet Condition

Observations:

- *Exterior faucets were functional*

## 12. Fence Condition

Observations:

- *Wood fence was functional during the inspection*

# Roof

## 1. Roof Condition

Materials: Inspected from roof

Observations:

- *Algae growth observed on roof shingles. This can lead to the premature failure of the roofing materials. Consider further evaluation by a trusted roofing company.*
- *Exposed nails on roofing material. Recommend sealing all fastener heads.*



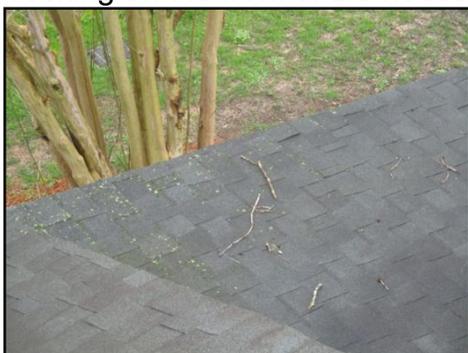
Wood rot observed on the roof decking on the front of the house



Lichens observed on the roof shingles



Exposed roof nails observed



Lichens observed on the roof shingles



Algae growth observed on the back right corner of the house



Exposed roof nails observed

## 2. Flashing

Observations:

- *Missing drip edge flashing observed around the fascia board on the back of the house. Recommend further evaluation by a qualified roofing contractor.*



Areas of missing drip edge flashing on the back of the house



Drip edge flashing observed on the front of the house

## 3. Vent Caps

Observations:

- *Unsecured vent caps observed. Consider further evaluation by a qualified roofing contractor.*



Unsecured vent observed on the roof



Raised ridge vent observed

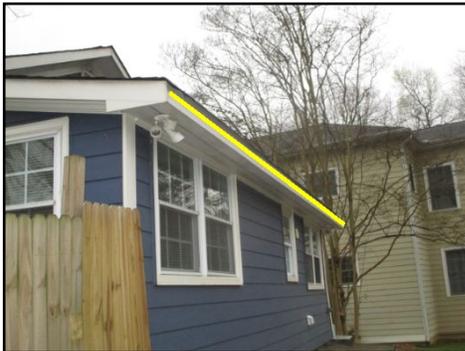


Unsecured ridge vents observed

## 4. Gutter

Observations:

- Significant amounts of debris observed in the gutters. Recommend clearing for safety.
- Missing gutters observed. Recommend further evaluation by a trusted gutter company.



Missing gutters observed on the back of the house



Organic debris observed in the gutters

# Electrical

## 1. Electrical Panel

Observations:

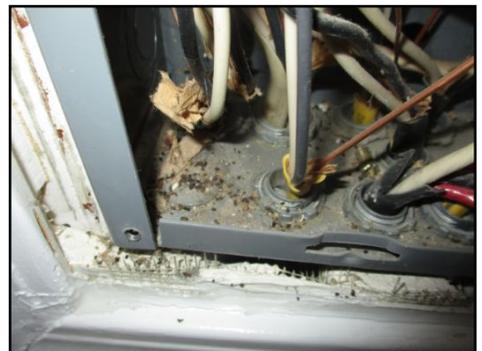
- Missing grommets observed at the top of the electrical panel. Consider further evaluation by a licensed electrician.
- Rodent droppings observed in the electrical panel. Recommend further evaluation by a licensed electrician.



Electrical panel observed near the laundry room



Fairly clean interior portion of the electrical panel



Rodent droppings observed inside of the gas furnace

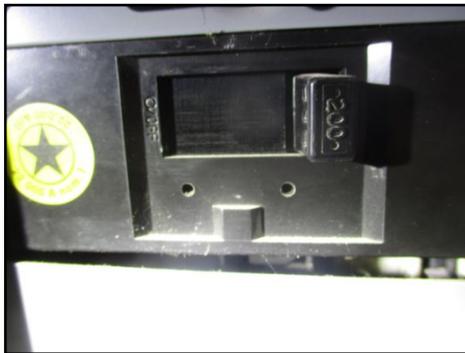


Missing grommet observed in the top of the electrical panel

## 2. Main Amp Breaker

Observations:

- 200 amp



200 Amp main service disconnect observed

## 3. Breakers in off position

Observations:

- 0

## 4. Cable Feeds

Observations:

- *There is an overhead service drop noted.*



Overhanging power lines

## 5. Breakers

Observations:

- *All of the circuit breakers appeared serviceable.*

# Water Heater

## 1. Base

Observations:

- *Missing drain pan observed below the water heater.*



Missing drain pan observed

## 2. Heater Enclosure

Observations:

- *The water heater enclosure is functional.*

## 3. Combustion

Observations:

- *The combustion chamber appears to in functional condition.*

## 4. Venting

Observations:

- *Proper venting observed around the water heater.*

## 5. Water Heater Condition

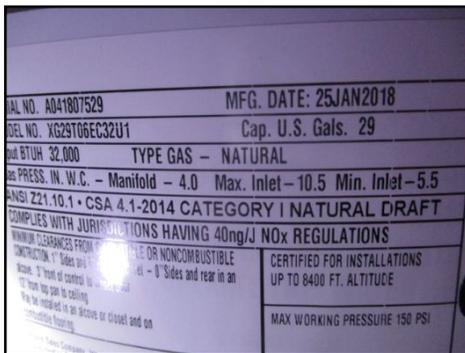
Location: The heater is located in the crawlspace.

Observations:

- *Tank appears to be in satisfactory condition -- no concerns.*



2018 Rheem 29 gallon gas water heater



Water heater data plate



Good water temperature reading observed

## 6. TPRV

Observations:

- *Appears to be in satisfactory condition -- no concerns.*



TPR valve appeared to be functional

## 7. Number Of Gallons

Observations:

- *29 gallon tank*

## 8. Gas Valve

Observations:

- *Appears functional.*

## 9. Plumbing

Observations:

- *No deficiencies observed at the visible portions of the supply piping.*



Expansion tank observed near the pressure regulator

# Attic

## 1. Access

Observations:

- *Scuttle hole observed in the secondary bedroom*



Small scuttle hole observed to the attic space

## 2. Structure

Observations:

- *Structural members of the attic space were in good working order.*

## 3. Ventilation

Observations:

- *Under eave soffit inlet vents noted.*
- *Ridge exhaust venting noted.*
- *Gable vents noted.*



Gable vent observed on the back of the attic space

## 4. Vent Screens

Observations:

- *Vent screens noted as functional.*

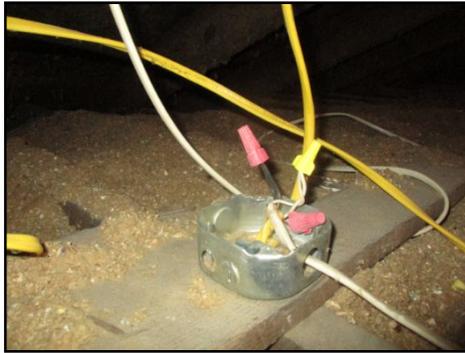
## 5. Electrical

Observations:

- *Exposed junction boxes. Recommend further evaluation by a licensed electrician.*
- *Wire connections observed outside of a junction box. Recommend further evaluation by a licensed electrician.*



Exposed electrical observed in the attic space



Wire connection observed outside of a junction box



Wire connections made outside of the junction boxes



Questionable wire repair observed in the attic space

## 6. Attic Plumbing

Observations:

- *Plumbing vents were functional during the inspection.*

## 7. Insulation Condition

Observations:

- *Insulation appears inadequate. Insulation depth is less than 4" several areas. Recommend adding insulation to achieve a consistent R-30 Value/ or 13+ inches.*



Thin insulation observed in the attic space

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be

powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Materials: The furnace is located in the crawlspace

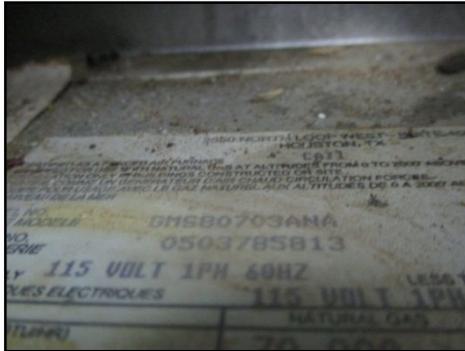
Materials: Gas fired forced hot air.

Observations:

- *Gas furnace was functional at time of the inspection. Consider having the unit serviced and cleaned by a trusted HVAC technician. Typical lifespan of a gas furnace is 12-15 years.*



2005 Goodman gas furnace observed in the crawlspace



Gas furnace data plate



Good heat reading observed

## 2. Heater Base

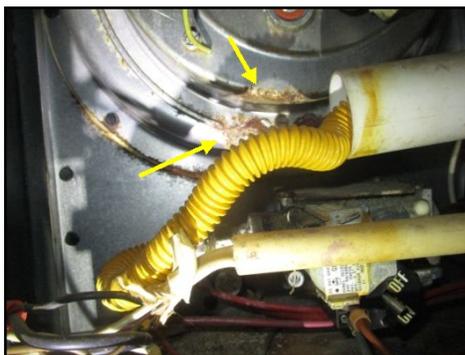
Observations:

- *Missing drain pan observed below the heating unit. Consider further evaluation by a trusted HVAC technician.*

## 3. Enclosure

Observations:

- *Rust observed inside of the gas furnace. Consider further evaluation by a trusted HVAC technician.*



Rust observed inside of the gas furnace

## 4. Venting

Observations:

- *Metal double wall chimney vent pipe noted.*

## 5. Gas Valves

Observations:

- Sediment trap was functional
- Flexible gas line observed inside of the gas furnace. Consider further evaluation by a trusted HVAC technician.



Sediment trap observed at the gas furnace



Flexible gas line observed inside of the gas furnace

## 6. Refrigerant Lines

Observations:

- No defects found.

## 7. AC Compress Condition

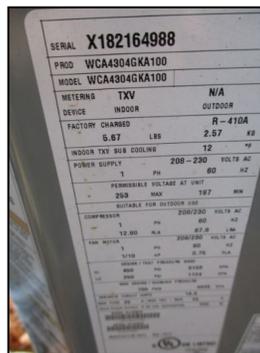
Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.



2018 Grandaire 2.5 ton AC unit



AC unit data plate



Good AC reading observed

## 8. Air Supply

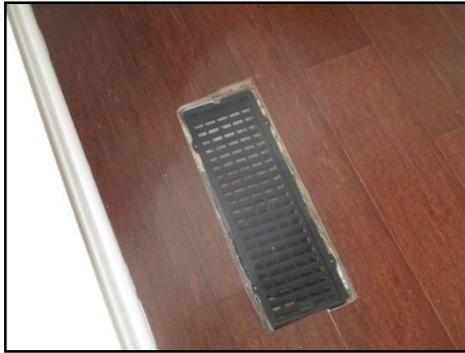
Observations:

- The return air supply system appears to be functional.

## 9. Registers

Observations:

- Improper size of the register in the secondary bedroom. Consider further evaluation by a qualified contractor.



Improper fitting register observed in the middle bedroom on the right side of the house

## 10. Filters

Observations:

- *Extremely dirty filter observed inside of the gas furnace. Recommend replacing as soon as possible.*



Very dirty filter observed inside of the gas furnace

## 11. Thermostats

Observations:

- *Digital thermostat observed.*



Digital thermostat observed near the dining room

# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Cabinets

Observations:

- *No deficiencies observed.*

## 2. Ceiling Fans

Observations:

- *Ceiling fan was functional during the inspection*

## 3. Closets

Observations:

- *The closet is in serviceable condition.*

## 4. Door Bell

Observations:

- *No door bell observed at the front door.*



Missing door bell at the front door

## 5. Doors

Observations:

- *Interior doors were functional*

## 6. Electrical

Observations:

- *The light fixture was not functional in the dining room. Recommend further evaluation by a licensed electrician.*



The light in the living room did not appear to be functional

## 7. Smoke Detectors

Observations:

- *Missing smoke detectors observed. Recommend replacing for safety.*



Missing smoke detectors observed

## 8. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *Interior ceilings were functional*



Ceiling repair observed in the living room

## 9. Patio Doors

Observations:

- *Daylight observed around the door near the laundry room. Consider further evaluation by a qualified contractor.*



Daylight observed around the rear door when the dead bolt was not locked

## 10. Screen Doors

Observations:

- *No screen doors observed*

## 11. Wall Condition

Materials: Drywall walls noted.

Observations:

- Interior walls were functional

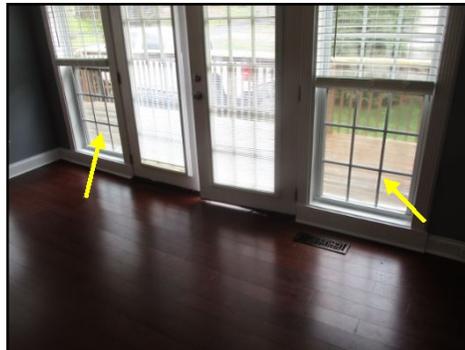
## 12. Window Condition

Observations:

- The 2 windows near the french doors appear to be installed less than 6" off the ground and do not appear to be shatterproof windows. Consider further evaluation by a qualified contractor.
- Hazy window observed. Recommend further evaluation by a qualified contractor.



Hazy window observed on the left side of the house



The windows on the left side of the house do not appear to be shatterproof

## 13. Floor Condition

Observations:

- Unlevel flooring observed throughout the house. Consider further evaluation by a qualified contractor.



Unlevel flooring observed throughout the house



Unlevel flooring observed in the rear hallway

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

## 2. Closets

Observations:

- *The closet is in serviceable condition.*



Sagging shelving observed in the master closet

## 3. Doors

Observations:

- *Bedroom doors were functional*

## 4. Electrical

Observations:

- *The outlet in the rear bedroom was installed less than 6" off of the ground. Recommend further evaluation by a licensed electrician.*

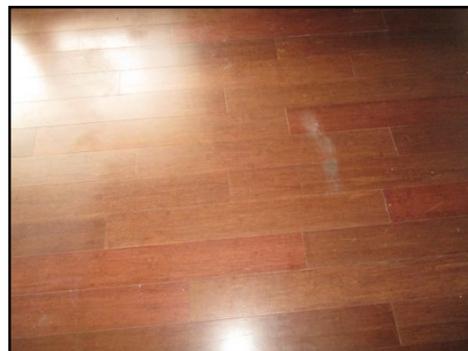


The outlets in the back right bedroom was installed less than 6" off the ground

## 5. Floor Condition

Observations:

- *Bedroom floors were functional*



Soft flooring observed in the right middle bedroom Scratches observed on the flooring the bedrooms

## 6. Wall Condition

Observations:

- *Interior walls were functional*

## 7. Window Condition

Observations:

- *Broken window observed in the back right bedroom. Recommend further evaluation by a qualified contractor.*



Broken window observed in the back right rear bedroom

## 8. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *Bedroom ceilings appear to be functional.*

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Cabinets

Observations:

- *Gap observed between the bathroom wall and the back splash. Recommend further evaluation by a qualified contractor.*



Peeling paint observed in the master bathroom



Gap observed around the back splash in the rear bathroom

## 2. Ceiling Condition

Observations:

- Possible mold like bio growth observed on the bathroom ceiling in the rear bathroom. Recommend further evaluation by a qualified contractor.



Suspected Microbial growth observed on the ceiling in the rear bathroom



Suspected Microbial growth observed on the ceiling in the rear bathroom

## 3. Counters

Observations:

- Bathroom counter tops were functional during the inspection.

## 4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

## 5. Electrical

Observations:

- The outlets in the master bathroom did not appear to be wired properly. Recommend further evaluation by a licensed electrician.



The outlets in the master bathroom did not appear to be wired properly

## 6. GFCI

Observations:

- Unable to test the outlet in the master bathroom due to the outlets not being wired properly. Recommend further evaluation by a licensed electrician.

## 7. Exhaust Fan

Observations:

- The bathroom exhaust fans were functional at time of the inspection.

## 8. Floor Condition

Observations:

- Bathroom floors appear to be functional at time of the inspection.

## 9. Mirrors

Observations:

- Bathroom mirrors were functional throughout the house at time of the inspection.

## 10. Plumbing

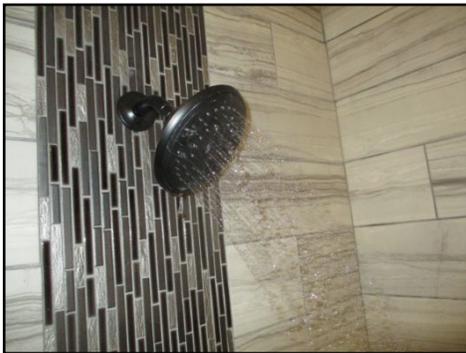
Observations:

- The bathroom plumbing appear to be functional.

## 11. Showers

Observations:

- Shower heads were functional during the inspection.



The shower head was functional in the master bathroom



The shower head was functional in the rear bathroom

## 12. Shower Walls

Observations:

- Shower walls were functional.

## 13. Bath Tubs

Observations:

- Missing stopper observed in the bath tub in the rear bathroom.



Missing stopper observed in the rear bathroom tub

## 14. Enclosure

Observations:

- *The shower enclosure was functional at the time of the inspection.*

## 15. Sinks

Observations:

- *Bathroom sinks were functional during the inspection.*



The sinks in the master bathrooms appeared to be functional

The sink in the rear bathroom was functional

## 16. Toilets

Observations:

- *Loose toilet observed. Recommend securing the toilet to the floor and caulking around the base.*



Rocking toilet observed in the rear bathroom

## 17. Window Condition

Observations:

- *Possible leaking window observed in the rear bathroom. Recommend further evaluation by a qualified contractor.*



Water staining observed in the rear bathroom window

## 18. Bathroom Walls

Observations:

- *Bathroom walls were functional*

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Cabinets

Observations:

- *Rodent droppings observed below the kitchen sink. Recommend further evaluation by a qualified contractor.*
- *Previous moisture damage observed below the kitchen sink. Possible mold like bio growth observed. Consider further evaluation by a qualified contractor.*



Possible mold like bio growth observed below the kitchen sink



Rodent droppings observed below the kitchen sink

### 2. Counters

Observations:

- *Counter tops appear to be functional*

### 3. Dishwasher

Observations:

- *Operational, Full cycle run successfully, but appears to drain into the crawlspace. Recommend further evaluation by a licensed plumber or qualified appliance repair technician.*



The Whirlpool dishwasher appeared to be draining into the crawlspace



Water leak observed in the crawlspace below the dishwasher

## 4. Doors

Observations:

- *No major system safety or function concerns noted at time of inspection.*

## 5. Cook top condition

Observations:

- *Electric cook top noted.*
- *All heating elements operated when tested.*



The electric cook top appeared to be functional

## 6. Oven & Range

Observations:

- *All heating elements operated when tested.*



The electric oven was functional during the inspection

## 7. Sinks

Observations:

- *Kitchen sink was functional during the inspection*
- *Broken spray wand was observed at the kitchen sink. Consider further evaluation by a licensed plumber.*



The kitchen sink was functional



Damaged spray wand was observed at the kitchen sink

## 8. Vent Condition

Observations:

- *Vent fan observed to be functional*
- *The light to the vent hood did not appear to be functional. This could possible be a light bulb issue.*



The vent hood appeared to be functional



The light below the vent hood was not functional

## 9. Window Condition

Observations:

- *Hazy window observed in the kitchen. Recommend further evaluation by a qualified contractor.*



Hazy window observed above the kitchen sink

## 10. Floor Condition

Observations:

- *Kitchen floors appear to be functional*



Crack observed on the kitchen floor

## 11. Plumbing

Observations:

- *Kitchen plumbing appeared to be functional*

## 12. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *The kitchen ceilings appeared to be functional. No issues observed.*

## 13. Electrical

Observations:

- *No major system safety or function concerns noted at time of inspection.*

## 14. GFCI

Observations:

- *GFCI in place and operational.*

## 15. Wall Condition

Observations:

- *Kitchen walls were functional*

# Laundry

## 1. Dryer Vent

Observations:

- *The dryer vent appears to be functional*

## 2. Electrical

Observations:

- *The laundry room outlet was functional during the inspection*

## 3. GFCI

Observations:

- *The laundry receptacle should be GFCI protected type.*



The laundry room outlet was not GFCI protected

#### 4. Floor Condition

Observations:

- *Laundry room floor appeared to be functional*

#### 5. Plumbing

Observations:

- *Laundry room plumbing appears to be functional.*

#### 6. Wall Condition

Materials: Drywall walls noted.

Observations:

- *Laundry room walls were functional*

#### 7. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- *The drywall ceiling was functional.*

#### 8. Doors

Observations:

- *No major system safety or function concerns noted at time of inspection.*

#### 9. Window Condition

Observations:

- *The laundry room window was functional*

## Foundation

#### 1. Foundation Walls

Observations:

- *Efflorescence observed on the foundation wall. Recommend further evaluation by a trusted foundation specialist.*



Brick walls observed in the crawlspace

## 2. Cripple Walls

Observations:

- *No cripple walls observed in the crawlspace.*

## 3. Foundation Plumbing

Observations:

- *Foundation plumbing appeared to be functional.*



Radon mitigation observed on the left side of the house

## 4. Sump Pump

Observations:

- *No sump pump was observed in the crawlspace.*

# Crawlspace

## 1. Insulation

Observations:

- *Missing insulation observed in the crawlspace*

## 2. Plumbing

Observations:

- *Leaking plumbing observed below the dishwasher. Recommend further evaluation by a licensed plumber.*

### 3. Access

Observations:

- *Access door observed on the left side of the house.*



Crawlspace access observed on the left side of the house

### 4. Drainage

Observations:

- *Standing water observed in the crawlspace. Possibly caused by the leaking dishwasher in the kitchen. Recommend further evaluation by a licensed plumbing.*

### 5. Structure

Observations:

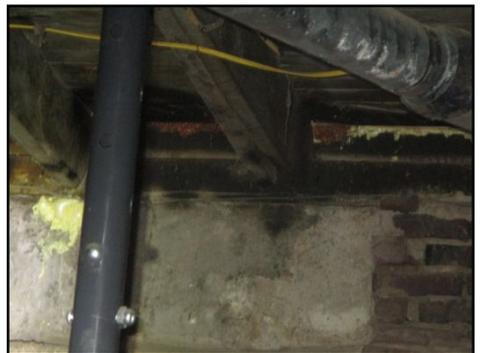
- *Suspected Microbial growth observed in the crawlspace. Recommend further evaluation by a qualified contractor.*
- *Questionable overspray observed in the small sections of the crawlspace. Recommend further evaluation by a qualified crawlspace company.*
- *Questionable black residue observed in sections of the crawlspace. Consider further evaluation by a qualified crawlspace contractor.*



Paint overspray observed on the floor joist in the crawlspace



Suspected Microbial growth observed on the structural members in the crawlspace



Black residue observed in sections of the crawlspace



Suspected Microbial growth observed on the structural members in the crawlspace

## 6. Columns

Observations:

- *Large number of 6x6 post along with a large number of temporary supports observed in the crawlspace. Consider further evaluation by a qualified contractor.*



Temporary supports observed in the crawlspace

## 7. Ductwork

Observations:

- *Ductwork appears functional inside of the crawlspace area.*

## 8. Subfloor

Observations:

- *Rodent dropping observed on the crawlspace floor. Recommend further evaluation by a trusted wildlife specialist.*
- *Rodent trails observed on the vapor barrier. Recommend further evaluation by a qualified wild life contractor.*



Rodent trails observed on the vapor barrier in the crawlspace



Rodent droppings observed in the crawlspace

## 9. Vents

Observations:

- *Vent screens appeared to be functional.*



Crawlspace vent screens observed

## 10. Electrical

Observations:

- *Old style wiring observed in the crawlspace. Consider further evaluation by a licensed electrician.*



Old style electrical wires observed in the crawlspace