



**House Smart**



**3809 Castlegate Drive Northwest  
Atlanta GA 30327**

Client(s): Van  
Inspection Date: 3/24/2020  
Inspector: John Lampp ,

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 805921
  - Client's Last Name: Van
- Follow the instructions to either view the report online or download it to your computer.

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

**Action Items****Structure****Crawlspace - Access**

- ☒ 1. **SERVICE / REPAIR:** Cover over access to crawlspace door is warped and rotted. Replace.



Item 1 - Picture 1



Item 1 - Picture 2



Item 1 - Picture 3

**Exterior****Driveways / Walkways**

- ☒ 2. **SERVICE / REPAIR:** Driveway is not set up properly to shed water. Water pools on the driveway. Repair as needed.

Action Items

Exterior



Item 2 - Picture 1

- 3. **SERVICE / REPAIR:** Driveway cracked and breaking up in spots. Repair as needed.



Item 3 - Picture 1



Item 3 - Picture 2



Item 3 - Picture 3

Comments

## Action Items

### Exterior

- ❌ 4. **SERVICE / REPAIR:** Paint cracked and peeling in spots. Repair as needed.



Item 4 - Picture 1



Item 4 - Picture 2



Item 4 - Picture 3



Item 4 - Picture 4

### Roofing

#### Roof Coverings

- ❌ 5. **SERVICE / REPAIR:** Tree limbs rubbing roof. Cut back as needed to prevent damage to roof. Repair roof if needed.

## Action Items

### Roofing



Item 5 - Picture 1



Item 5 - Picture 2

### Flashing

6. **SERVICE / REPAIR:** Cracks in sealant at flashing where metal roof over front entry meets the wall. Reseal periodically as needed to prevent water entry.



Item 6 - Picture 1



Item 6 - Picture 2

### Gutters / Downspouts / Drain Lines

7. **SERVICE / REPAIR:** Some of nails are backing out of gutters. Have gutter specialist evaluate system and make all needed repairs.

**Action Items****Roofing**

Item 7 - Picture 1



Item 7 - Picture 2



Item 7 - Picture 3

**Plumbing****Waste Piping**

8. **SERVICE / REPAIR:** Leak in drain line at far left end of crawlspace (appears to be the drain for the dishwasher). Water is pooling on the plastic vapor barrier. Recommend a licensed plumber for repair.

## Action Items

### Plumbing



Item 8 - Picture 1



Item 8 - Picture 2

#### Comments

- ❌ 9. **SERVICE / REPAIR:** Restricted water flow at sink in garage. Clean strainer in spout. If that does not correct the problem have evaluated by a plumber.

### Electrical

#### Wiring

- ❌ 10. **SAFETY / HEALTH:** Improper wiring observed at left rear corner of crawlspace. All electrical splices and terminations should be inside of an approved junction box with cover plate for safety. Advise a licensed electrician to correct as needed for safety.



Item 10 - Picture 1

#### GFCI / AFCI Devices

- ❌ 11. **SAFETY / HEALTH:** GFCI receptacles outside front door and outside back door onto right end of patio measured dead and would not reset. Recommend having electrician review and correct as necessary.

#### Receptacles

- ❌ 12. **SERVICE / REPAIR:** Receptacle at right end of patio is not sealed properly at wall. Receptacle at left end of patio is loose in the wall and not sealed. Secure and seal receptacles as needed to keep water out of wall and electrical system.

## Action Items

### Electrical



Item 12 - Picture 1



Item 12 - Picture 2

### Fixtures

- ❌ 13. **SAFETY / HEALTH:** Several of light fixtures are hanging low enough to hit a taller person in the head or face. Of particular concern would be the metal framed fixture in the laundry. Correct as needed.



Item 13 - Picture 1

### Heating and Cooling

#### Heating System

- ❌ 14. **SERVICE / REPAIR:** Insulation panel has come loose inside the furnace in the attic, has fallen down and is blocking one side of the blower. This will reduce the air flow and efficiency of the unit and put extra strain on the blower motor. Have HVAC specialist service HVAC systems and make all needed repairs.

## Action Items

### Heating and Cooling



Item 14 - Picture 1

### Fuel / Controls

- ❌ 15. **GENERAL NOTE:** Sub-standard configuration of drip legs on gas lines to both furnaces. The configuration is supposed to be designed to catch small amounts of moisture or debris before entering the appliance. The correct configuration has the "trap" going down in direction of gas flow (at the bottom end of a downward directed pipe run). Some gas company technicians will warning tag unit and leave gas valve in off position that is configured with the "trap" going down perpendicular to gas flow. This is less effective in catching debris. Although this regions gas is considered clean, buyer should consider having gas routing corrected to avoid the conflict with gas company personnel.



Item 15 - Picture 1



Item 15 - Picture 2

### Attic

#### Attic Ventilation

- ❌ 16. **SERVICE / REPAIR:** No soffit venting observed. Soffit vents are at the lower edges of the roof and are crucial for proper air flow through the attic area. Most roof covering manufacturers require at least half of the ventilation to be installed at the lower edges of the roof. Have a professional roofer evaluate and repair as needed.

## Action Items

### Attic



Item 16 - Picture 1

### Interiors

#### Doors

- ❌ 17. **SERVICE / REPAIR:** Door to mechanical room in garage on the right is sagging and will not close properly. Repair as needed to function properly.
- ❌ 18. **SERVICE / REPAIR:** Pocket doors from kitchen to rear hall are not adjusted properly and are gapped open at the top when closed. Adjust as needed.



Item 18 - Picture 1



Item 18 - Picture 2

- ❌ 19. **SERVICE / REPAIR:** Lock sets that do not catch e.g. at door to left rear bedroom and door to closet of left front bedroom. Repair as needed.

#### Smoke Detectors / Safety

- ❌ 20. **SAFETY / HEALTH:** Smoke detector mounting found but device is missing in mechanical room off of hall bath. Not required in this location but not a bad idea. Consider replacing.

**Action Items****Interiors**

Item 20 - Picture 1

**Stairways**

- ❌ 21. **SAFETY / HEALTH:** Handrail at top of main stairway is pulling loose from the wall. Repair as needed.



Item 21 - Picture 1

**Fireplace**

- ❌ 22. **SERVICE / REPAIR:** Fireplace damper is not functional. Have fireplace specialist evaluate fireplace and chimney and clean and repair as needed.

## Action Items

### Interiors



Item 22 - Picture 1

### Kitchen

#### Sink

- ❌ 23. **SERVICE / REPAIR:** Trap material used on garage sink is designed for temporary repair and uneven interior surfaces may lead to clogging. Plumbing drains are required to have smooth interior surfaces. Recommend a licensed plumber to correct.



Item 23 - Picture 1

#### Vent Fans

- ❌ 24. **SERVICE / REPAIR:** The knobs are missing from the stove vent hood control panel. Repair as needed.

Action Items

Kitchen



Item 24 - Picture 1

## Consideration Items

### Exterior

#### Windows

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

### Heating and Cooling

#### Air Conditioner

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

### Interiors

#### Floors

27. **GENERAL NOTE:** Squeaks present when walking on the floor. This is usually an indication of sub-flooring that is not adequately secured to the framing members. While the noise can be annoying, this typically does not indicate a significant structural problem.

### Laundry

#### Washer

28. **GENERAL NOTE:** No drainage pan is present beneath the washing machine location. A drain pan is recommended in case of a leak in the washing machine.

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