



National Property Inspections

Dianna Newton, 1685 Stanwyck Terrace, Tucker, GA, 30084



Tuesday, February 18, 2020

Inspector

Tom Taylor

Office# 770-656-2209 , Cell# 313-720-5021

Inspection Date:
02/18/2020

Inspector: Tom Taylor
Inspector Phone: Office# 770-656-2209 , Cell#
313-720-5021

Email:



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INVOICE #: 8464

Inspection Date : 2/18/2020 2:00 PM

124 Monterey Dr
Peachtree City GA 30269

Paid

Client Name : **Dianna Newton**

Property Location : **1685 STANWYCK TERRACE
TUCKER GA 30084**

Billing Address : GA

Client Phone : (973) 876-4499

Client Email : dinewton98@gmail.com

TYPE OF INSPECTIONS PERFORMED

Home/Townhouse Inspection Fee		\$425.00
Discount / Coupon		(\$25.00)
	Total	\$400.00
2/18/2020	Credit Card	(\$400.00)
	Paid in Full	\$0.00

Buyer Agent Information

Agency : **Keller Williams Intown**
621 North Ave NE Suite C-50
Atlanta GA 30309

Agent : **Jeannette Warren**
Cell #: (404) 694-1819
Email: jeannette@justinlandisgroup.com
Work #: (404) 541-3500

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 55 F
Estimated Age Of Property : 56 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"/> Rain
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"/> Brick <input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent

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.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

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.

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.

Due to the age of the house it is assumed that lead paint and asbestos may be present. If not disturbed these items are not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a home built prior to 1979 and disturbing more than 6 square feet in any room be certified in lead disturbance and containment. For more information contact your realtor or visit www.epa.gov. This inspection takes into consideration that the house is over 45 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a home this age. Due to the overall condition of the property, the listed items are not intended to reflect each and every possible maintenance issue/defect, but are

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merely intended to reflect the overall condition of the property at the time and date of the inspection.

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GRADING / DRAINAGE

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

Comments:

Grading of the property was found to be generally acceptable with a positive slope away from the foundation around the building.



Grading / Drainage:



Grading / Drainage:

DRIVEWAY

Recommend Repairs

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

Comments:

The left side concrete driveway is cracked and in general deteriorating due to age. Recommend repair of all cracked locations by a qualified contractor to avoid tripping hazards.

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Driveway: Repair cracking



Driveway: Repair cracking



Driveway:



Driveway:



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Driveway:

WALKS / STEPS

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

Comments:

PORCHES / STOOPS

Recommend Repairs

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

Comments:

Wood rot observed on the bottom of the porch post trim on 2 of the posts. Recommend repair by a qualified contractor.



Porches / Stoops:



Porches / Stoops: wood rot

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Porches / Stoops: wood rot

DECKS / BALCONY

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

Wood

Comments:



Decks / Balcony:



Decks / Balcony:

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Decks / Balcony:

PATIO

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

Concrete

Comments:



Patio:

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FENCES / GATES	<input checked="" type="checkbox"/> Recommend Repairs				ACC	MAR	NI	NP	DEF
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Leaning	<input checked="" type="checkbox"/> Need Repairs						
<input checked="" type="checkbox"/> Rotting									

Comments:

Fence posts and slats are in contact with the ground. Direct contact of the wood to the earth creates a condition conducive to wood deterioration and wood destroying insect activity. Recommend separation of wood from earth contact to reduce potential for deterioration.

The fence along the right side of the property is leaning cracked in a few locations and deteriorating due to age. Recommend repair by a qualified contractor.



Fences / Gates: leaning, rotting

ROOFING	<input checked="" type="checkbox"/> Recommend Repairs				ACC	MAR	NI	NP	DEF
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age: 10 Year(s)	Design Life: 20 Year(s)	Layers: 1	95% Visible						
<input checked="" type="checkbox"/> Walked On	<input checked="" type="checkbox"/> Asphalt / Composition	<input checked="" type="checkbox"/> Improper Installation	<input checked="" type="checkbox"/> Suspected Leak(s)						
<input checked="" type="checkbox"/> Trim Trees / Branches									

Comments:

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The roof above the deck is leaking in 2 locations where it connects to the main roof. This roof is sloped 1.5/12 and has standard 3-tab shingles. Roofs with a slope less than 3/12 should not use standard shingles according to the shingle manufacturers due to potential for leaks. Recommend a qualified roofing contractor evaluate and repair/replace the roof above the deck to prevent leaks.

Damaged shingle noted at the front right portion of the roof is actively leaking. There is also 1 other suspected leak at the front middle of the roof above the bathroom. Sealant on nails has deteriorated on most of the roof flashings which can lead to leaks. Recommend further evaluation and repair by a qualified roofing contractor.

There is a plumbing vent that does not extend 6" above the roof as required. The vent is flush with the roof above the deck and will allow water to enter the system. Recommend a qualified roofing contractor extend the vent and seal the roof properly to prevent leaks.

Keep trees and branches trimmed to prevent damage to roof covering.

Leaks not always detectable.



Roofing: Trim trees



Roofing: leaking above deck

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Roofing: leaking above deck



Roofing:



Roofing: damaged shingle, active leak



Roofing: sealant on nails is deteriorated/missing

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Roofing: sealant on nails is deteriorated/missing



Roofing: vent flush with roof

FLASHING/VALLEYS

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

Comments:

GUTTERS/DOWN SPOUTS

Monitor Condition

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

Comments:

Gutters have signs of overflowing during heavy rainfall, however they are in good condition and are lean. This is likely due to excessive rainfall. Unable to determine a solution. You may want to consult with a gutter contractor for further evaluation and recommendations.



Gutters/Down Spouts: signs of overflowing



Gutters/Down Spouts: signs of overflowing

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Gutters/Down Spouts: signs of overflowing

CHIMNEY

Recommend Repairs

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

Comments:

The back of the chimney is composed of wood siding. The siding is rotting. Recommend repair by a qualified contractor,

Flue not inspected. Annual cleaning is recommended.



Chimney:



Chimney: wood rot

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EXTERIOR SURFACE

Monitor Condition
 Recommend Repairs

Brick

Wood

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

Comments:

Exterior outlets operate properly. Outlets are not grounded or GFCI protected as required. Recommend installation of grounded GFCI outlets by a qualified electrician.

There are numerous holes in the brick at the rear of the home due to an old deck having been removed. There are also some voids in the mortar above this area at the rear of the home. Recommend a qualified contractor seal the holes to prevent water/pest intrusion.

Exterior lights are not all working. Recommend changing bulbs and retesting.

Wood rot observed on fascia at the front left corner of the home and on the soffit at the right end of the porch. Recommend repairs by a qualified contractor.

Missing 1 piece of cedar siding at the rear right corner of the home. Recommend repair.

Laundry vent cover is missing/damaged at the front of the home. Recommend repair by a qualified contractor.



Exterior Surface: wood rot



Exterior Surface: damaged vent

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Exterior Surface: seal holes



Exterior Surface: Outlet not GFCI protected or grounded



Exterior Surface: Wood rot



Exterior Surface: Outlet not GFCI protected or grounded



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Exterior Surface: light not working



Exterior Surface: missing siding

WINDOWS

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

Metal

Wood

Comments:

EXTERIOR DOORS

Monitor Condition

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

Metal

Wood

Comments:

The doorbell dings but doesn't dong. The left side doorbell is missing. Recommend repairs by a qualified contractor.



Exterior Doors: missing doorbell

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FOUNDATION

Monitor Condition

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

Concrete Block

Needs Caulk / Seal

Comments:

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

There are signs of previous water intrusion in the basement along the right side foundation wall. This is adjacent to the newer driveway. Recommend sealing the gap between the driveway and foundation to prevent water intrusion.



Foundation: seal gaps

GARAGE/CARPORT

Recommend Repairs

1 Car

Carport

	ACC	MAR	NI	NP	DEF
WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RAILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The railings at the left side of the carport are loose from the walls and the openings in the balusters are 6" wide as opposed to 4" wide for safety. Recommend replacing railings by a qualified contractor.

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Garage/Carport:



Garage/Carport: loose railing, balusters spaced at 6"



Garage/Carport: loose railing, balusters spaced at 6"

Attic / Roof

Method of Inspection Physical Entry Visual from Access 90 % Visible

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ATTIC FRAMING/SHEATHING

Recommend Repairs

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

Rafters

Water Stains/Suspected Leak(s)

Comments:

The roof/ceiling structure is composed of rafters and joists. All rafters appear in acceptable condition at the time of inspection, Ceiling joists are covered by insulation.

Roof leak and water stains on sheathing noted at the front right portion of the attic, water stains and suspected leak also noted above the hall bathroom. Recommend a qualified roofing contractor evaluate and repair to prevent leaks.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing: Water stains



Attic Framing/Sheathing: Water staining, active leak

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Attic Framing/Sheathing:

ATTIC VENTILATION

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

Gable

Ridge

Soffit

Clothes Dryer / Exhaust Fans Vented into Attic

Comments:

Bathroom exhaust fans are exhausting in the attic causing an increase of moisture in the home. Recommend connection of exhaust tubing to exterior vents by a qualified contractor.



Attic Ventilation: Bathroom venting into attic

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ATTIC INSULATION

Monitor Condition

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

Blanket

Comments:

Insulation present in attic blanket fiberglass at a depth of 8-16 Inches = approx. R24-R38+

Suspected nuisance pest activity is evident in the attic with tunnels in the insulation and droppings on top of the insulation. Unable to determine if activity is current or not. Recommend wildlife pest control inspection by a qualified contractor. Follow pest control contractor recommendations for repair/exclusion.



Attic Insulation:



Attic Insulation: tunnels



Attic Insulation: droppings

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ATTIC ELECTRICAL

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

Comments:

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

Interior Foundation

Foundation Type Basement

INTERIOR FOUNDATION

Monitor Condition

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

Efflorescence / Suspected Leak(s)

Comments:

There is efflorescence on the foundation walls at the left, front and right side. Areas were dry at time of inspection. Recommend ensuring the driveway is sealed along the foundation, gutters drain properly and good grading is maintained around the property to prevent further water intrusion. If further water intrusion is noted consult with qualified contractor for repair.

The front foundation wall in the basement has a series of steel supports bolted to the slab and floor joists. The wall appears to have bowed/moved over time likely due to an old grading defect. Recommend consulting with seller to determine if there is any documentation or warranty associated with the repairs. If no documentation is provided you may want to consult with a foundation repair contractor for further evaluation.



Interior Foundation: efflorescence



Interior Foundation: efflorescence

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Interior Foundation: efflorescence



Interior Foundation: Signs of water intrusion



Interior Foundation: steel supports added

UNDER FLOOR FRAMING & SUPPORT

Recommend Repairs

	ACC	MAR	NI	NP	DEF
BEAMS <input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS / SUBFLOOR <input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
POSTS <input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSULATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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There is a rotted floor joist due to previous leaks below the hall bathroom. Recommend repair by a qualified contractor.

Suspected fungal growth observed on air supply vent in basement front room and on floor joists and subfloor in the basement in numerous locations (see photos). Recommend a qualified mold remediation contractor perform testing and evaluate to determine if mold remediation is needed.

Faced insulation has been installed in the unfinished basement and the facing has been left exposed. This is a fire hazard according to the labeling on the insulation. This type of insulation is designed to have drywall installed over it. Recommend replacing with different insulation or installing drywall to prevent fire hazard.



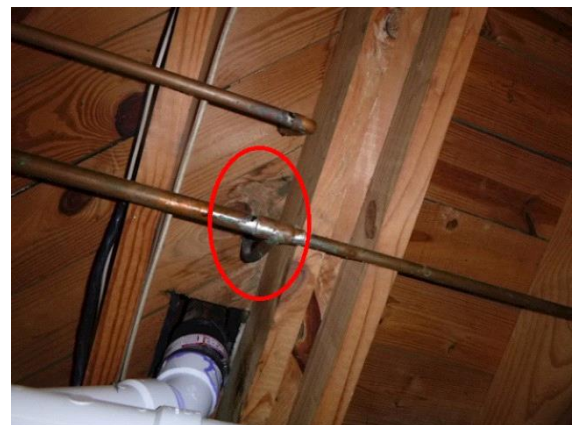
Under Floor Framing & Support: Suspected fungal growth



Under Floor Framing & Support: insulation facing exposed



Under Floor Framing & Support:



Under Floor Framing & Support: Suspected fungal growth

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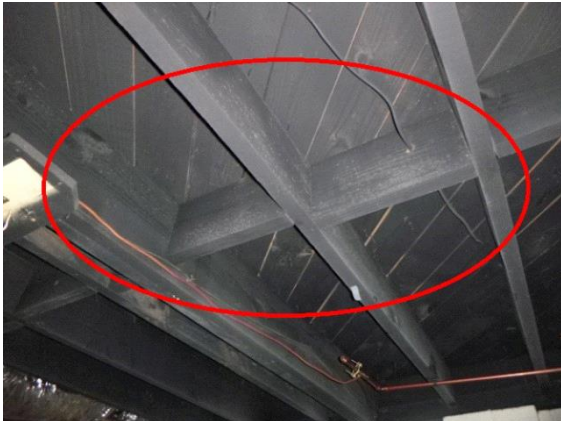
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Under Floor Framing & Support: wood rot, Suspected fungal growth



Under Floor Framing & Support: Suspected fungal growth



Under Floor Framing & Support: Suspected fungal growth



Under Floor Framing & Support: Suspected fungal growth

FLOOR/SLAB

Monitor Condition

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

Wood

Comments:

Creaky flooring noted in numerous areas throughout the home. This is typical for an older home. Recommend a qualified flooring contractor repair to prevent creaky floors.

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Floor/Slab: creaking flooring



Floor/Slab: creaking flooring



Floor/Slab: creaking flooring

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Main Disconnect Location: In Panel

120 / 240 Volt (Nominal)

150 AMP

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	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The service entrance cable sheathing is deteriorated and missing on the entrance cable above the meter and inside the home below the panel. This has exposed the internal wiring and is a safety hazard. Recommend further evaluation and repair by a qualified electrician.

Observed exposed wiring and splices not contained in junction boxes in the basement in 3 locations. These are potential shock hazards. Recommend repair by a qualified electrician.

Numerous outlets in the house are not grounded, typical of a house of this age. Grounded outlets are needed within 6' of any water source. Grounded outlets protect electrical equipment from power surges in other areas of the home. If all grounded outlets are desired, consult a licensed electrician for re-wiring. Outlets that are not grounded and near a water source have been noted in the respective sections.

Smoke detectors are not present in bedrooms. Recommend installing smoke detectors where needed for safety. Fire safety recommendations call for smoke detectors in all bedrooms and hallways outside bedrooms. CO detector is also recommended due to presence of gas appliances in the house.

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

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Electrical: frayed cable sheathing



Electrical: exposed wiring



Electrical: outlet not grounded - example



Electrical: outlet not grounded - example



Electrical: open junction box



Electrical: exposed splice

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Electrical: outlet not grounded - example



Electrical: deteriorated sheathing

PLUMBING

Water Service

- Water Public
- Shut Off Location: Basement

Sewage Service

- Sewage Public

Fuel Service

- Shut Off Location: At meter outside of home

	ACC	MAR	NI	NP	DEF
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"/> Cast Iron <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"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Many of the drain pipes are the original cast iron pipe. These pipes will deteriorate over time and leak. Recommend monitor the drain pipes annually to be aware of the development of any leaks. Consider having the drain line scoped by a licensed plumber to determine the integrity of the drain lines.

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

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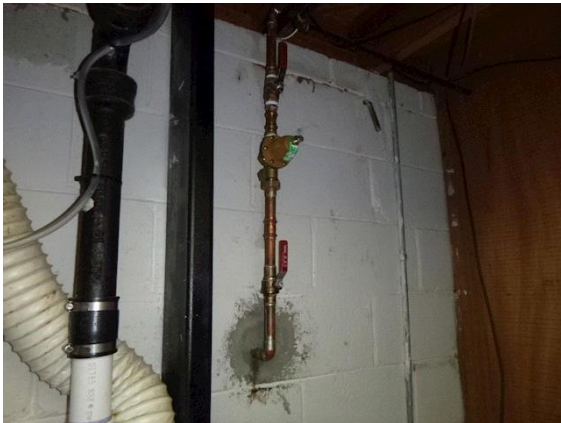
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Plumbing: Gas shutoff valve



Plumbing: Cast Iron Drains



Plumbing: Main water shutoff valve



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WATER HEATER

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

Brand: Rheem Model: XG40S09HE38UO Size: 40 Gallons Age: 3 Year(s)
 Design Life: 10 Year(s) SerialNo: Q311705301

Gas

Comments:
 Unit operation is acceptable.



Water Heater:

LAUNDRY FACILITIES

Recommend Repairs

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL/GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:
 GFCI outlets not present, recommend installing GFCI outlet(s) by a licensed electrician for safety and compliance with current electrical standards.

Dryer vented with unapproved plastic venting material. Plastic vent may cause a fire if overheated. Recommend replacement with approved venting material.

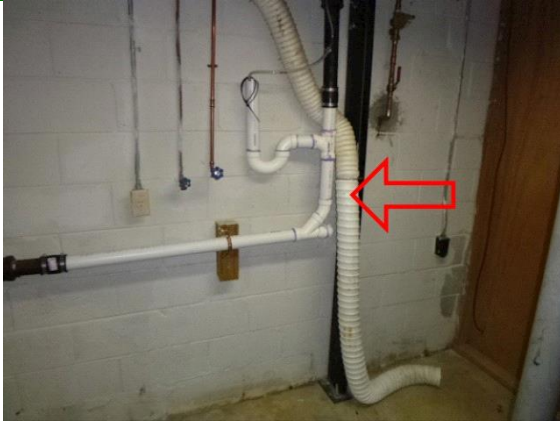
Unable to inspect exhaust, drain and water supply due to lack of appliances. Outlets have power.

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Laundry Facilities: Plastic vent tubing



Laundry Facilities: outlet not GFCI

HEATING #1

Monitor Condition

Brand: Trane Model: TUD2B080A9V3VBA BTUs: 80000 Age: 8 Year(s)
 Design Life: 15 Year(s) SerialNo: 12364DBY1G

Gas Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CABINET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

HVAC system is a "split system" with the A/C unit outside and forced air, gas furnace in the basement.

The furnace cabinet is not properly sealed at the condenser line set entering the unit. This is allowing air to escape diminishing the effectiveness of the HVAC system. Recommend seal the opening with a proper boot or HVAC tape.

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

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Heating #1:



Heating #1: seal cabinet

DRAFT CONTROL/VENT

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

Metal Pipe

Comments:

HEATING DISTRIBUTION

Monitor Condition

Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input checked="" 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:

Many HVAC ducts are sealed at the seams with suspected asbestos tape typical of a house of this age. Some of the tape is damaged and friable potentially causing asbestos fibers to become airborne. This is a potential health hazard Recommend testing followed by removal or encapsulation of all confirmed asbestos material by a properly trained asbestos abatement contractor.

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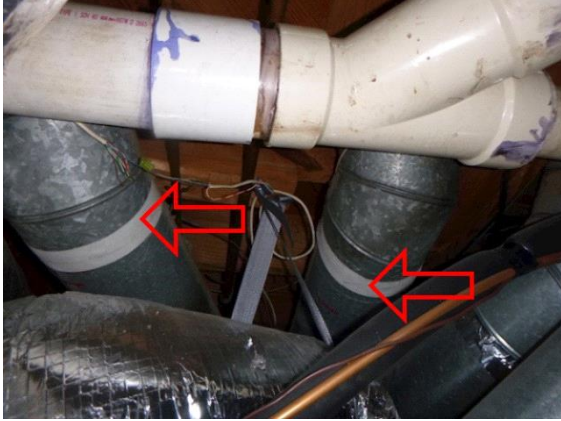
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Heating Distribution: Potential asbestos tape

COOLING #1

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

Brand: Trane
Design Life: 15 Year(s)

Model: 4TTX5036A1000CB
SerialNo: 12382T8A2F

Size: 3 Ton

Age: 8 Year(s)

Electric

Central Air

Comments:

Unable to operate in cooling mode due to outdoor temperature below 60 degrees. Operation of unit at this temperature may damage compressor. Recommend re-testing when the temperature allows operation.



Cooling #1:

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KITCHEN	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<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 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"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>

Comments:

Kitchen outlets are not GFCI protected. Recommend GFCI outlet(s) be installed by a licensed electrician for safety.

Exposed wiring not contained in a junction box noted below the sink. Recommend a qualified electrician enclose the wiring in a junction box for safety.

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Kitchen:



Kitchen: Outlet not GFCI protected



Kitchen: Outlet not GFCI protected



Kitchen: exposed splice

FIREPLACE/STOVE

Recommend Repairs

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

Gas Starter

Woodburning

Damaged Mortar / Firebrick

Comments:

Several cracks/damage to firebox. Use of a damaged firebox may present a risk of fire. Recommend further evaluation and repair by a qualified fireplace contractor.

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

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Fireplace/Stove: Damaged firebox

HALL BATHROOM

Recommend Repairs

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

Comments:

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The hot water handle on the sink is loose from the counter. Recommend repair by a qualified plumber.

Hot water at shower does not get as hot as other fixtures in the home indicating a problem with the installation or mixing valve. The max temp at the shower was 93F, other fixtures on the home were 99F and above. Recommend repair by a qualified plumber.



Hall Bathroom :



Hall Bathroom : no power



Hall Bathroom : loose handle



Hall Bathroom : water temp at 99F



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Hall Bathroom : shower water temp at 93F

1/2 BATHROOM

Recommend Repairs

	ACC	MAR	NI	NP	DEF
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 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"/>
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:

The outlet on the wall is not GFCI protected as required. Recommend repair by a qualified electrician.

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1/2 Bathroom: Outlet not GFCI protected



1/2 Bathroom:

FAMILY ROOM

- Monitor Condition
- Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR DOOR	<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 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:

See notes in the electrical section.

The glass in the front door and the octagonal window are cracked. Recommend repair by a qualified contractor.

Water stains noted on ceiling around fireplace. Areas were dry at time of inspection. Monitor for leaks and repair as needed.

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Family Room:



Family Room: water stains



Family Room: water stains



Family Room: cracked glass

DINING ROOM

Recommend Repairs

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

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Comments:

See notes in the electrical section.



Dining Room:

BEDROOMS

Recommend Repairs

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

Comments:

See notes in the electrical section.

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Bedrooms :



Bedrooms :



Bedrooms :

BASEMENT ROOMS

Recommend Repairs

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

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02/18/2020

Inspector: Tom Taylor
Inspector Phone: Office# 770-656-2209 , Cell#
313-720-5021

Email:



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Comments:

See notes in the electrical section.



Basement Rooms:

STAIRS / RAILINGS

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

Comments:



Stairs / Railings:

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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 DRIVEWAY

DEFECTIVE

The left side concrete driveway is cracked and in general deteriorating due to age. Recommend repair of all cracked locations by a qualified contractor to avoid tripping hazards.

2 PORCHES / STOOPS

DEFECTIVE

Wood rot observed on the bottom of the porch post trim on 2 of the posts. Recommend repair by a qualified contractor.

3 FENCES / GATES

DEFECTIVE

Fence posts and slats are in contact with the ground. Direct contact of the wood to the earth creates a condition conducive to wood deterioration and wood destroying insect activity. Recommend separation of wood from earth contact to reduce potential for deterioration.

The fence along the right side of the property is leaning cracked in a few locations and deteriorating due to age. Recommend repair by a qualified contractor.

4 ROOFING

DEFECTIVE

The roof above the deck is leaking in 2 locations where it connects to the main roof. This roof is sloped 1.5/12 and has standard 3-tab shingles. Roofs with a slope less than 3/12 should not use standard shingles according to the shingle manufacturers due to potential for leaks. Recommend a qualified roofing contractor evaluate and repair/replace the roof above the deck to prevent leaks.

Damaged shingle noted at the front right portion of the roof is actively leaking. There is also 1 other suspected leak at the front middle of the roof above the bathroom. Sealant on nails has deteriorated on most of the roof flashings which can lead to leaks. Recommend further evaluation and repair by a qualified roofing contractor.

There is a plumbing vent that does not extend 6" above the roof as required. The vent is flush with the roof above the deck and will allow water to enter the system. Recommend a qualified roofing contractor extend the vent and seal the roof properly to prevent leaks.

Keep trees and branches trimmed to prevent damage to roof covering.

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5 GUTTERS/DOWN SPOUTS

MARGINAL

Gutters have signs of overflowing during heavy rainfall, however they are in good condition and are lean. This is likely due to excessive rainfall. Unable to determine a solution. You may want to consult with a gutter contractor for further evaluation and recommendations.

6 CHIMNEY

DEFECTIVE

The back of the chimney is composed of wood siding. The siding is rotting. Recommend repair by a qualified contractor,

7 EXTERIOR SURFACE

Siding/Trim

DEFECTIVE

Exterior Electrical Outlets

DEFECTIVE

Exterior Lighting

MARGINAL

Exterior outlets operate properly. Outlets are not grounded or GFCI protected as required. Recommend installation of grounded GFCI outlets by a qualified electrician.

There are numerous holes in the brick at the rear of the home due to an old deck having been removed. There are also some voids in the mortar above this area at the rear of the home. Recommend a qualified contractor seal the holes to prevent water/pest intrusion.

Exterior lights are not all working. Recommend changing bulbs and retesting.

Wood rot observed on fascia at the front left corner of the home and on the soffit at the right end of the porch. Recommend repairs by a qualified contractor.

Missing 1 piece of cedar siding at the rear right corner of the home. Recommend repair.

Laundry vent cover is missing/damaged at the front of the home. Recommend repair by a qualified contractor.

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8 EXTERIOR DOORS

MARGINAL

The doorbell dings but doesn't dong. The left side doorbell is missing. Recommend repairs by a qualified contractor.

9 FOUNDATION

MARGINAL

There are signs of previous water intrusion in the basement along the right side foundation wall. This is adjacent to the newer driveway. Recommend sealing the gap between the driveway and foundation to prevent water intrusion.

10 GARAGE/CARPORT

Railings

DEFECTIVE

The railings at the left side of the carport are loose from the walls and the openings in the balusters are 6" wide as opposed to 4" wide for safety. Recommend replacing railings by a qualified contractor.

11 ATTIC FRAMING/SHEATHING

DEFECTIVE

Roof leak and water stains on sheathing noted at the front right portion of the attic, water stains and suspected leak also noted above the hall bathroom. Recommend a qualified roofing contractor evaluate and repair to prevent leaks.

12 ATTIC INSULATION

MARGINAL

Suspected nuisance pest activity is evident in the attic with tunnels in the insulation and droppings on top of the insulation. Unable to determine if activity is current or not. Recommend wildlife pest control inspection by a qualified contractor. Follow pest control contractor recommendations for repair/exclusion.

13 INTERIOR FOUNDATION

MARGINAL

There is efflorescence on the foundation walls at the left, front and right side. Areas were dry at time of inspection. Recommend ensuring the driveway is sealed along the foundation, gutters drain properly and good grading is maintained around the property to prevent further water intrusion. If further water intrusion is noted consult with qualified contractor for repair.

The front foundation wall in the basement has a series of steel supports bolted to the slab and floor joists. The wall appears to have bowed/moved over time likely due to an old grading defect. Recommend consulting with seller to determine if there is any documentation or warranty associated with the repairs. If no documentation is provided you may want to consult with a foundation repair contractor for further evaluation.

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14 UNDER FLOOR FRAMING & SUPPORT

Joists / Subfloor

DEFECTIVE

Insulation

DEFECTIVE

There is a rotted floor joist due to previous leaks below the hall bathroom. Recommend repair by a qualified contractor.

Suspected fungal growth observed on air supply vent in basement front room and on floor joists and subfloor in the basement in numerous locations (see photos). Recommend a qualified mold remediation contractor perform testing and evaluate to determine if mold remediation is needed.

Faced insulation has been installed in the unfinished basement and the facing has been left exposed. This is a fire hazard according to the labeling on the insulation. This type of insulation is designed to have drywall installed over it. Recommend replacing with different insulation or installing drywall to prevent fire hazard.

15 FLOOR/SLAB

MARGINAL

Creaky flooring noted in numerous areas throughout the home. This is typical for an older home. Recommend a qualified flooring contractor repair to prevent creaky floors.

16 ELECTRICAL

Entrance Cable

DEFECTIVE

Branch Circuits

DEFECTIVE

Bonding/Grounding

DEFECTIVE

Smoke Detectors*

DEFECTIVE

The service entrance cable sheathing is deteriorated and missing on the entrance cable above the meter and inside the home below the panel. This has exposed the internal wiring and is a safety hazard. Recommend further evaluation and repair by a qualified electrician.

Observed exposed wiring and splices not contained in junction boxes in the basement in 3 locations. These are potential shock hazards. Recommend repair by a qualified electrician.

Numerous outlets in the house are not grounded, typical of a house of this age. Grounded outlets are needed within 6' of any water source. Grounded outlets protect electrical equipment from power surges in other areas of the home. If all grounded outlets are desired, consult a licensed electrician for re-wiring. Outlets that are not grounded and near a water source have been noted in the respective sections.

Smoke detectors are not present in bedrooms. Recommend installing smoke detectors where needed for safety. Fire safety recommendations call for smoke detectors in all bedrooms and hallways outside bedrooms. CO detector is also recommended due to presence of gas appliances in the house.

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17 LAUNDRY FACILITIES

Dryer Vents DEFECTIVE
Electrical/GFCI DEFECTIVE

GFCI outlets not present, recommend installing GFCI outlet(s) by a licensed electrician for safety and compliance with current electrical standards.

Dryer vented with unapproved plastic venting material. Plastic vent may cause a fire if overheated. Recommend replacement with approved venting material.

Unable to inspect exhaust, drain and water supply due to lack of appliances. Outlets have power.

18 HEATING #1

Cabinet MARGINAL

The furnace cabinet is not properly sealed at the condenser line set entering the unit. This is allowing air to escape diminishing the effectiveness of the HVAC system. Recommend seal the opening with a proper boot or HVAC tape.

19 HEATING DISTRIBUTION

Distribution MARGINAL

Many HVAC ducts are sealed at the seams with suspected asbestos tape typical of a house of this age. Some of the tape is damaged and friable potentially causing asbestos fibers to become airborne. This is a potential health hazard. Recommend testing followed by removal or encapsulation of all confirmed asbestos material by a properly trained asbestos abatement contractor.

20 KITCHEN

Electrical (Random sampling of outlets, switches, fixtures.) DEFECTIVE
GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.) DEFECTIVE

Kitchen outlets are not GFCI protected. Recommend GFCI outlet(s) be installed by a licensed electrician for safety.

Exposed wiring not contained in a junction box noted below the sink. Recommend a qualified electrician enclose the wiring in a junction box for safety.

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21 FIREPLACE/STOVE

DEFECTIVE

Several cracks/damage to firebox. Use of a damaged firebox may present a risk of fire. Recommend further evaluation and repair by a qualified fireplace contractor.

22 HALL BATHROOM

Sink/Faucet

DEFECTIVE

Tub/Shower

DEFECTIVE

The hot water handle on the sink is loose from the counter. Recommend repair by a qualified plumber.

Hot water at shower does not get as hot as other fixtures in the home indicating a problem with the installation or mixing valve. The max temp at the shower was 93F, other fixtures on the home were 99F and above. Recommend repair by a qualified plumber.

23 1/2 BATHROOM

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

DEFECTIVE

The outlet on the wall is not GFCI protected as required. Recommend repair by a qualified electrician.

24 FAMILY ROOM

Ceilings

MARGINAL

Windows/Trim

DEFECTIVE

Exterior Door

DEFECTIVE

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

DEFECTIVE

See notes in the electrical section.

The glass in the front door and the octagonal window are cracked. Recommend repair by a qualified contractor.

Water stains noted on ceiling around fireplace. Areas were dry at time of inspection. Monitor for leaks and repair as needed.

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25 DINING ROOM

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

DEFECTIVE

See notes in the electrical section.

26 BEDROOMS

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

DEFECTIVE

See notes in the electrical section.

27 BASEMENT ROOMS

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

DEFECTIVE

See notes in the electrical section.

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.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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1



outlet not grounded - example

2



outlet not grounded - example

3



outlet not grounded - example

4



roof slope 1.5/12



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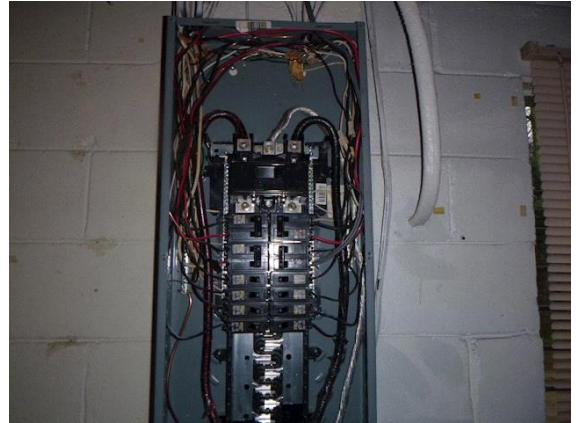
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5



sealant on nails is deteriorated/missing

6



electrical panel