



Pre-Listing Inspection Report



229 Nesbitt Dr NE, Atlanta, GA 30319

Inspection Date:

Thursday, February 20, 2020

Prepared For:

Private Client

Prepared By:

Ally Property Inspections
PO Box 43302
Vestavia, AL 35243
4047933773

Report Number:

022120

Inspector:

Stan King

License/Certification #:

Inspector Signature:

A handwritten signature in black ink, appearing to read "Stan King", written over a horizontal line.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Conventions Used In This Report

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

65 years

Report Summary

Items Not Operating

Interior

1. The gas logs in the fireplace would not light.

Major Concerns

None apparent

Potential Safety Hazards

Exterior

1. The overhead wires on the electrical service entry are too low. Recommend repair by qualified electrician.

Carport

1. Recommend installing the missing cover plate on the electrical receptacle in the carport.

Powder Room

1. The electrical receptacle had an open ground. Recommend repair by qualified electrician.

Bedroom (1) & (2)

1. The electrical receptacles in the bedroom had an open ground. Recommend repair by qualified electrician.

Plumbing

1. An expansion tank was not installed on the water heater. Recommend repair by qualified plumber.

Electrical

1. Double tap of the lowest breaker on the right side of the sub panel. Recommend repair by qualified electrician.

Deferred Cost Items

None apparent

Improvement Items

Grounds

1. The railroad ties on the front portion of the retaining wall were in poor condition due to rot.
2. The gate on the left elevation of the house was not operable.
3. Missing/loose planks on the right side of the fence.

Living Room

1. The cabinet doors on the right side of the fireplace need to be adjusted.
2. Multiple crank handles for the windows were worn out.
3. The middle window was unable to be operated.

Interior

1. Multiple windows throughout the house were painted shut.

Items To Monitor

None apparent

Repair Items

Grounds

Report Summary

Repair Items

1. Recommend replacing the ceiling fan on the front porch.
2. Unable to determine deck attachment to House. Recommend evaluation and repair by qualified contractor.
3. The left rear portion of the landing appeared to be settling. Recommend evaluation and repair by qualified contractor.
4. Recommend removing the debris from the crawlspace vent wells.
5. Recommend trimming back the trees that are in contact with the roof on the left rear corner of the house.
6. Recommend additional backfill on the left elevation of the house especially in the corner around the exterior AC unit.

Exterior

1. The gutter above the carport needs reattached after the fascia repairs have been made.
2. Recommend installing an extension on the downspout on the front right corner of the house.
3. There were two holes on the left elevation of the house above the electrical service entry. Recommend repair by qualified carpenter.
4. Water damage to the fascia behind the gutter above the carport. Recommend repair by qualified carpenter.
5. Insect damage to the fascia board above the front entryway door. Recommend repair by qualified carpenter.
6. Recommend repainting the front window on the left elevation of the house.

Carport

1. Recommend filling and sealing the large crack on the left side of the carport.

Shed

1. There was water entering the right elevation of the shed at the base of each window and around the planter. Recommend repair by qualified carpenter.
2. Recommend painting the windows in the shed.

Kitchen

1. Recommend adjusting the lock on the right window.
2. The right front burner on the stove has poor gas flow. Recommend repair by qualified appliance repair technician.
3. The striker for the left front burner on the stove does not work properly. Recommend repair by qualified appliance repair technician.

Bathroom (1)

1. The shower spout was loose. Recommend repair by qualified plumber.
2. Recommend tightening the shower head.

Bedroom (1)

1. The door did not latch properly. Recommend adjusting the striker plate.

Crawl Space

1. There appears to be a small amount of water entering the crawlspace in multiple locations. Additional backfill on the exterior in these areas will likely resolve the issue. (See report for individual locations) Recommend evaluation by qualified waterproofing specialist.
2. Recommend installing additional vapor barrier over the exposed dirt areas.

Items Not Tested

HVAC

1. The air conditioner was not tested due to exterior temperature.

Grounds

Service Walks

- Material** Flagstone
Condition Satisfactory

Driveway/Parking

- Material** Concrete
Condition Satisfactory Settling Cracks

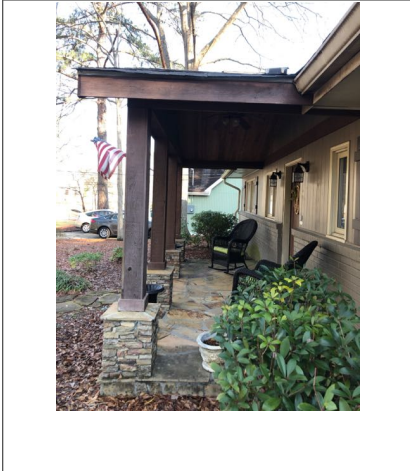
Photos



Porch

- Condition** Satisfactory
Support Pier Wood
Floor Satisfactory

Photos



Recommend replacing the ceiling fan on the front porch.

Stoops/Steps

- None

Patio

- None

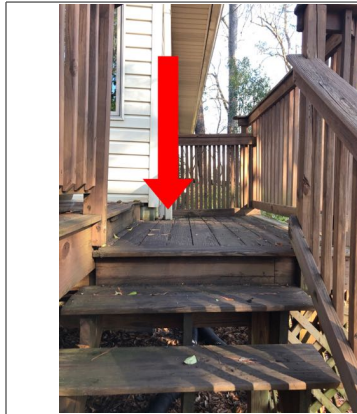
Deck/Balcony

- Material** Wood
Condition Satisfactory
Finish Painted/Stained

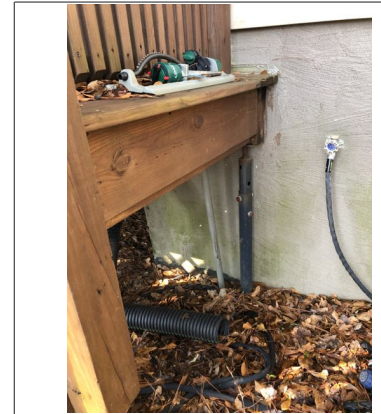
Photos



Unable to determine deck attachment to House. Recommend evaluation and repair by qualified contractor.



The left rear portion of the landing appeared to be settling. Recommend evaluation and repair by qualified contractor.



Deck/Patio/Porch Covers

None

Fence/Wall

Type Wood

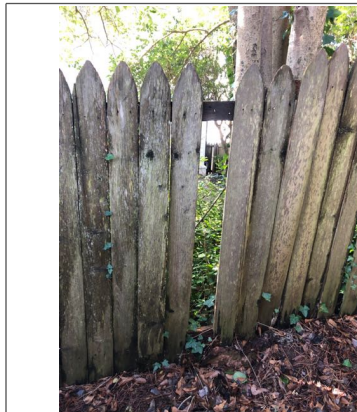
Condition Satisfactory

Gate Satisfactory Operable: Yes

Photos



The gate on the left elevation of the house was not operable. Recommend repair by qualified carpenter.

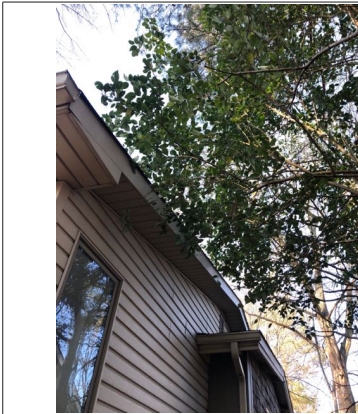


Missing/loose planks on the right side of the fence. Recommend repair by qualified carpenter.

Landscaping affecting foundation

Negative Grade Trim back trees/shrubberies

Photos



Recommend trimming back the trees that are in contact with the roof on the left rear corner of the house.



Recommend additional backfill on the left elevation of the house especially in the corner around the exterior AC unit.



Recommend removing the debris from the crawlspace vent wells.

Retaining wall

Material Railroad ties

Condition Marginal

Photos



The railroad ties on the front portion of the retaining wall were in poor condition due to rot.

Hose bibs

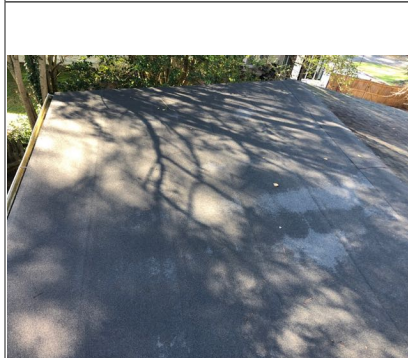
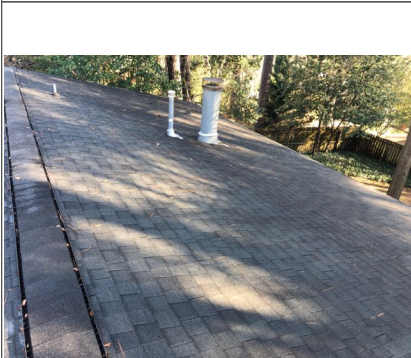
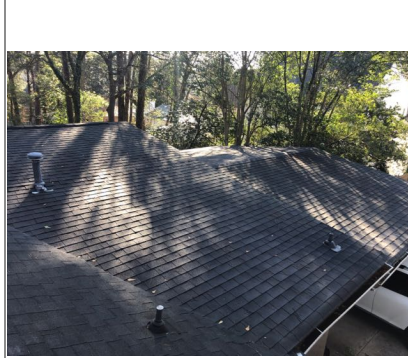
Condition Satisfactory

Operable Yes

Roof

General

Visibility All
Inspected From Roof
Photos



Style of Roof

Type Gable
Pitch Low
Roof #1 Type:Architectural shingle.
Layers:One
Age:10+- years
Location:Covering over main house and front of carport.
Roof #2 Type:Bitumen
Layers:One
Age:New
Location:Covering over rear of carport/playroom.
Roof #3 None

Ventilation System

Type Ridge

Flashing

Material Galv/Alum
Condition Satisfactory

Valleys

Material Not Visible
Condition Not Visible

Roof

Condition of Roof Coverings

Roof #1 Satisfactory

Roof #2 N/A

Roof #3 N/A

Photos



Skylights

Condition Satisfactory

Photos



Plumbing Vents

Condition Satisfactory

Exterior

Chimney(s)

- Location(s)** Rear slope of roof.
Viewed From Roof
Rain Cap/Spark Arrestor Yes
Chase Metal
Evidence of No apparent defects
Flue Metal
Evidence of No apparent defects
Condition Satisfactory
Photos



Gutters/Scuppers/Eavestrough

- Condition** Satisfactory
Material Galvanized/Aluminum
Leaking No apparent leaks
Attachment Loose
Extension needed N/A
Photos



The gutter above the carport needs reattached after the fascia repairs have been made.

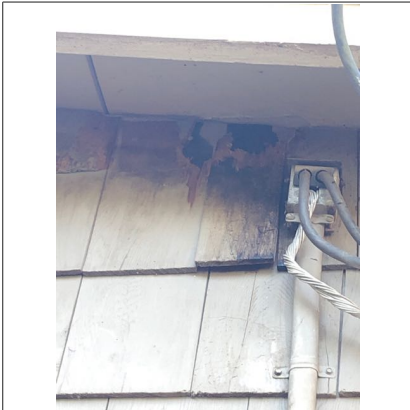


Recommend installing an extension on the downspout on the front right corner of the house.

Siding

- Material** Block/Brick Wood Metal/Vinyl
Condition Satisfactory

Photos



There were two holes on the left elevation of the house above the electrical service entry.
Recommend repair by qualified carpenter.

Trim

Material Wood
Condition Satisfactory

Soffit

Material Wood
Condition Satisfactory

Fascia

Material Wood
Condition Marginal

Photos



Water damage to the fascia behind the gutter above the carport. Recommend repair by qualified carpenter.



Insect damage to the fascia board above the front entryway door. Recommend repair by qualified carpenter.

Flashing

Material Wood
Condition Satisfactory

Caulking

Condition Satisfactory

Windows/Screens

Condition Satisfactory

Exterior

Windows/Screens cont.

Material Wood
Screens Not installed
Photos



Recommend repainting the front window on the left elevation of the house.

Storms Windows

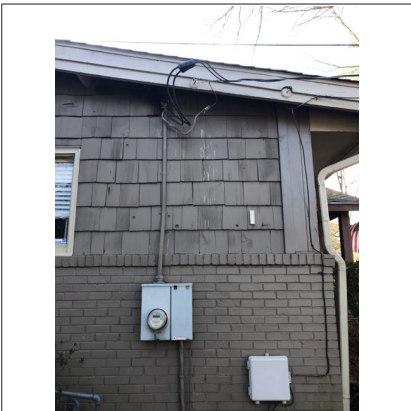
None

Slab-On-Grade/Foundation

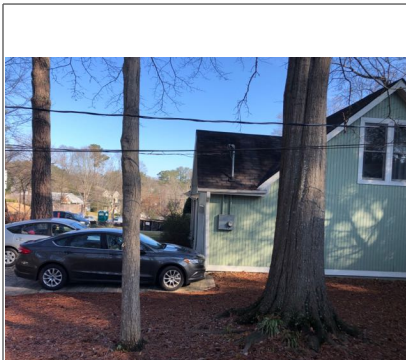
Foundation Wall Concrete block
Condition Satisfactory
Concrete Slab N/A

Service Entry

Location Overhead
Condition Overhead wires too low
Exterior receptacles Yes Operable: Yes Condition: Satisfactory
GFCI present Yes Operable: Yes
Photos



Electrical service entry located on the left elevation of house.



The overhead wires on the electrical service entry are too low. Recommend repair by qualified electrician.

Building(s) Exterior Wall Construction

Type Framed

Exterior

Building(s) Exterior Wall Construction cont.

Condition Not Visible

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Door condition: Satisfactory

Patio Weatherstripping: Satisfactory Door condition: Satisfactory

Rear door N/A

Other door N/A

Exterior A/C - Heat pump #1

Unit #1 Location: Left elevation of house.

Brand: Lennox

Approximate Age: 1 year

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes

Level Yes

Condenser Fins Satisfactory

Insulation Yes

Improper Clearance (air flow) No

Photos



Exterior Photos



Front elevation of house.



Left elevation of house.



Rear elevation of house.



Right elevation of house.

Garage/Carport

Type

Type Attached 2-Car
Photos



Automatic Opener

N/A

Safety Reverse

N/A

Floor

Material Concrete
Condition Satisfactory Typical cracks
Source of Ignition within 18" of the floor N/A
Photos



Recommend filling and sealing the large crack on the left side of the carport.

Overhead Door(s)

N/A

Electrical Receptacles

Yes Operable: Yes

Reverse polarity No

Open ground No

GFCI Present Yes Operable: Yes

Photos



Recommend installing the missing cover plate on the electrical receptacle in the carport.

Fire Separation Walls & Ceiling

	<input checked="" type="checkbox"/> N/A
Fire door	<input checked="" type="checkbox"/> Satisfactory
Self closure	<input checked="" type="checkbox"/> Inoperative

Shed

Type

Detached

Photos



Floor

Material Other: wood

Condition Satisfactory

Source of Ignition within 18" of the floor N/A

Electrical Receptacles

Yes Operable: Yes

Reverse polarity No

Open ground No

GFCI Present No

Fire Separation Walls & Ceiling

N/A

Fire door Satisfactory

Self closure Inoperative

Photos



There was water entering the right elevation of the shed at the base of each window and a round the planter. Recommend repair by qualified carpenter.



Recommend painting the windows in the shed.

Kitchen

Countertops

Condition Satisfactory

Cabinets

Condition Satisfactory

Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

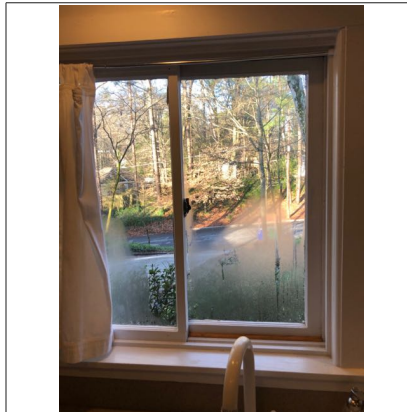
Walls & Ceiling

Condition Satisfactory

Photos



Recommend adjusting the lock on the right window.



The left window was painted closed.

Heating/Cooling Source

Yes

Floor

Condition Satisfactory

Appliances

Disposal Operable: Yes

Oven Operable: Yes

Range Operable: Yes

Dishwasher Operable: Yes

Trash Compactor N/A

Exhaust fan Operable: Yes

Refrigerator Operable: Yes

Microwave Operable: Yes

Dishwasher airgap No

Dishwasher drain line looped Yes

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity: No

Photos



The right front burner on the stove has poor gas flow. Recommend repair by qualified appliance repair technician.



The striker for the left front burner on the stove does not work properly. Recommend repair by qualified appliance repair technician.

Kitchen Photos



Laundry Room

Laundry

Laundry sink N/A

Heat source present No

Room vented No

Dryer vented Floor

Electrical Open ground/reverse polarity: No

GFCI present No

Appliances Washer Dryer

Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

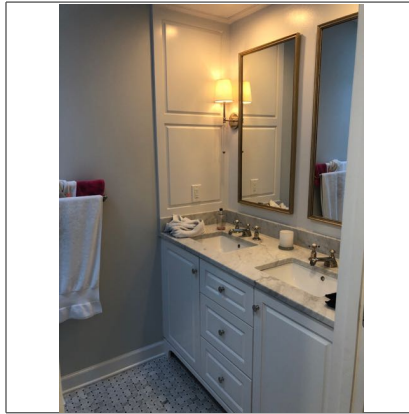
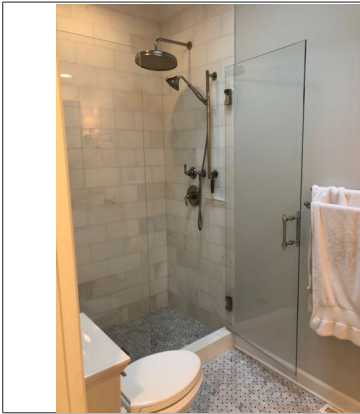
Photos



Primary Bathroom

Bath

- Location** Attached to master bedroom.
- Sinks** Faucet leaks: No Pipes leak: No
- Tubs** N/A
- Showers** Faucet leaks: No Pipes leak: Not Visible
- Toilet** Bowl loose: No Operable: Yes
- Whirlpool** No
- Shower/Tub area** Ceramic/Plastic Condition: Satisfactory Caulk/Grouting needed: No
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** None
- Receptacles present** Yes Operable: Yes
- GFCI** Yes Operable: Yes
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** Yes Operable: Yes
- Photos**

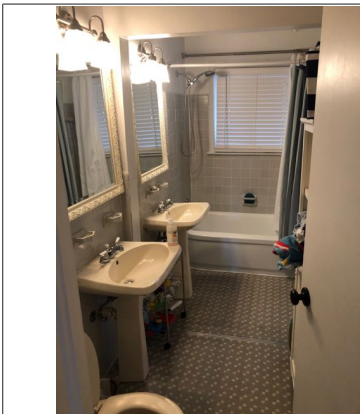


Bathroom (1)

Bath

Location Left side of hallway.
Sinks Faucet leaks: No Pipes leak: No
Tubs Faucet leaks: No Pipes leak: Not Visible
Showers Faucet leaks: No Pipes leak: Not Visible
Toilet Bowl loose: No Operable: Yes
Whirlpool No
Shower/Tub area Fiberglass Condition: Satisfactory Caulk/Grouting needed: No
Drainage Satisfactory
Water flow Satisfactory
Moisture stains present No
Doors Satisfactory
Window Satisfactory
Receptacles present Yes Operable: Yes
GFCI Yes Operable: Yes
Open ground/Reverse polarity No
Heat source present Yes
Exhaust fan No

Photos



The shower spout was loose.
Recommend repair by qualified plumber.



Recommend tightening the shower head.

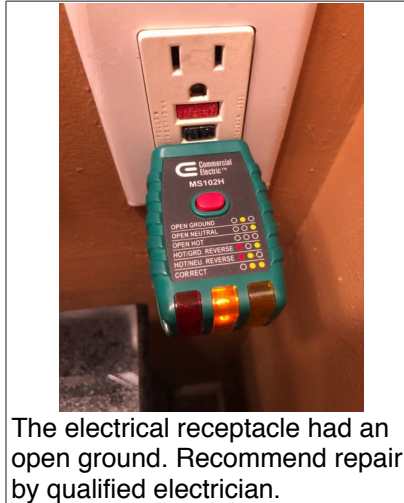
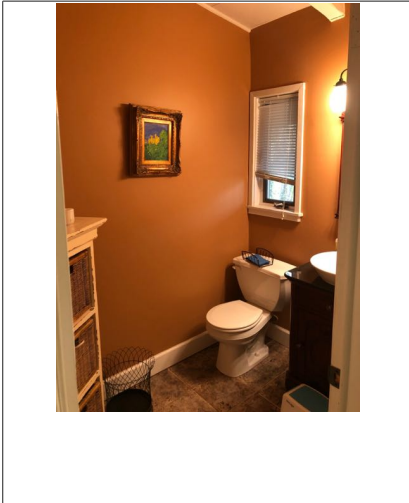


The window was painted shut.

Powder Room

Bath

- Location** Right side of entryway hallway.
- Sinks** Faucet leaks: No Pipes leak: No
- Toilet** Bowl loose: No Operable: Yes
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** Satisfactory
- Receptacles present** Yes Operable: Yes
- GFCI** Yes Operable: No
- Open ground/Reverse polarity** Yes Potential Safety Hazard
- Heat source present** Yes
- Exhaust fan** No
- Photos**



The electrical receptacle had an open ground. Recommend repair by qualified electrician.

Living Room

Living Room

Location Rear side of house.

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

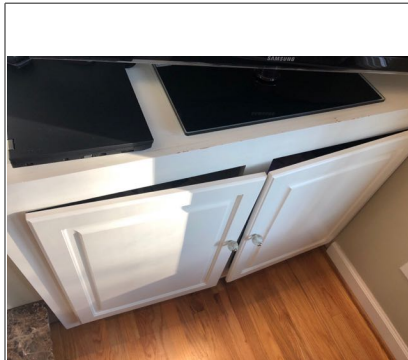
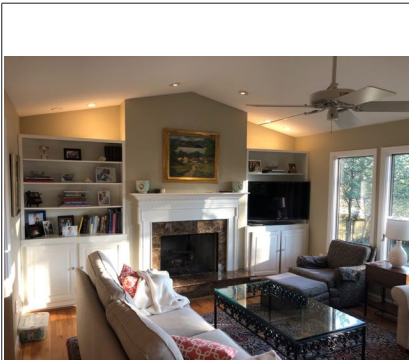
Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes

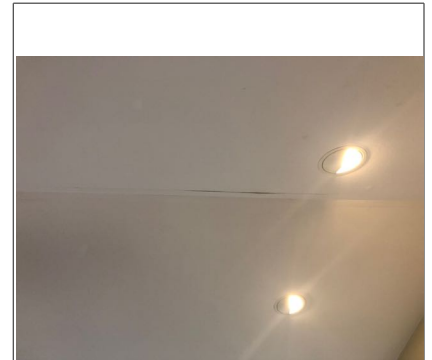
Doors Satisfactory

Windows Satisfactory

Photos



The cabinet doors on the right side of the fireplace need to be adjusted.



Typical crack in ceiling. No action recommended.



Multiple crank handles for the windows were worn out. Recommend replacing them.



The middle window was unable to be operated. Recommend repair by qualified carpenter.

Play Room

Living Room

Location Right rear corner of house.

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

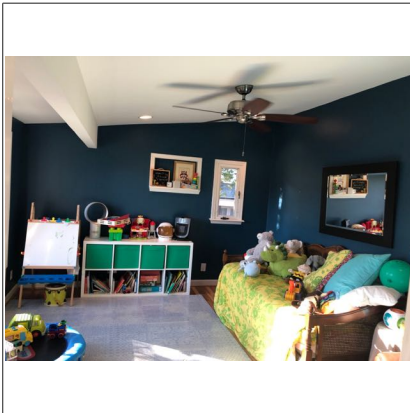
Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present No

Doors Satisfactory

Windows Satisfactory

Photos



Dining Room

Dining Room

Location Right side of house.

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

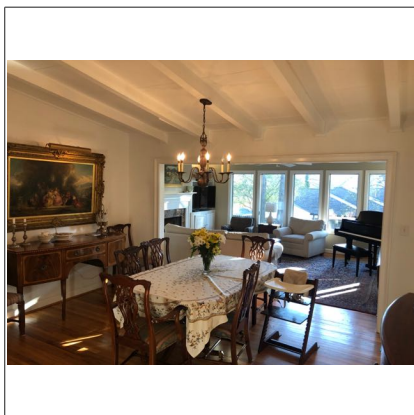
Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes

Doors None

Windows None

Photos



Primary Bedroom

Room

Location First room on right in hallway.

Type Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

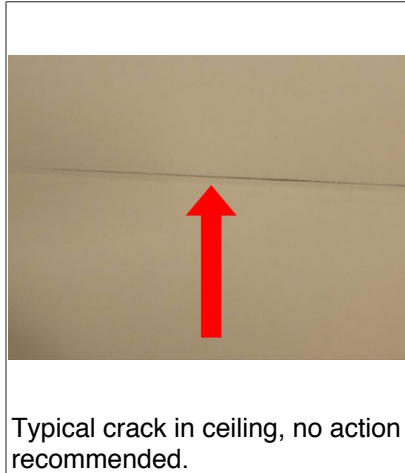
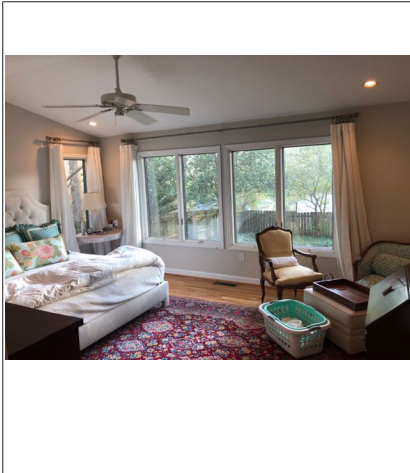
Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Typical crack in ceiling, no action recommended.

Bedroom (1)

Room

Location Left side of hallway.

Type Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity:
 Yes Safety hazard

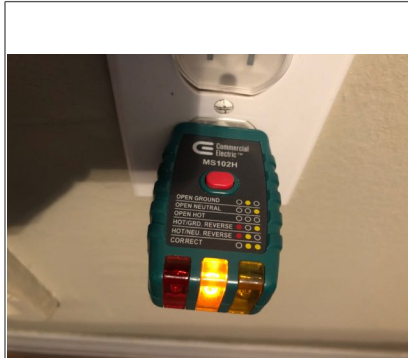
Heating source present Yes

Bedroom Egress restricted No

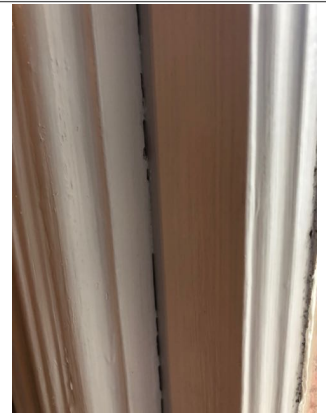
Doors Satisfactory

Windows Satisfactory

Photos



The electrical receptacles in the bedroom had an open ground. Recommend repair by qualified electrician.



The right window was painted shut.



The door did not latch properly. Recommend adjusting the striker plate.

Bedroom (2)

Room

Location End of hallway on right.

Type Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity:

Yes Safety hazard

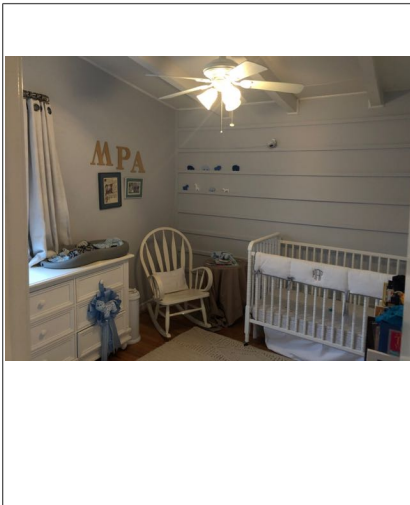
Heating source present Yes

Bedroom Egress restricted Yes

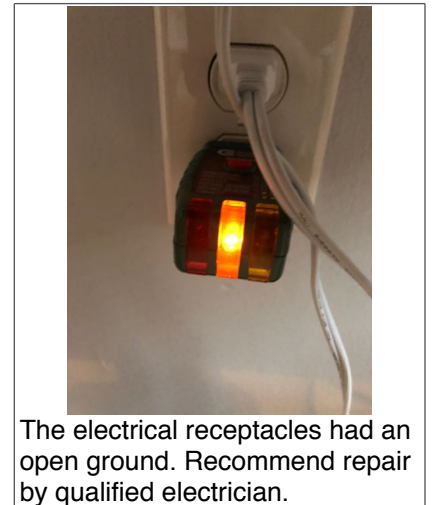
Doors Satisfactory

Windows Satisfactory

Photos



The left window was painted shut.



The electrical receptacles had an open ground. Recommend repair by qualified electrician.

Interior

Fireplace

- Location(s)** Living room
Type Gas
Material Metal (pre-fabricated)
Miscellaneous Damper operable: Yes
Damper modified for gas operation Yes
Hearth extension adequate Yes
Mantel Secure
Physical condition Satisfactory

Photos



The gas logs were not tested.

Stairs/Steps/Balconies

- None

Smoke/Carbon Monoxide detectors

- Smoke Detector** Present Operable: Yes
CO Detector Present Operable: Yes

Attic/Structure/Framing/Insulation

- Access** Scuttlehole/Hatch

Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

- Inspected from** Access panel
Location Hallway
Flooring Partial
Insulation Fiberglass
Installed in Not Visible
Vapor barriers Not Visible
Ventilation Ventilation appears adequate
Fans exhausted to Not Visible
HVAC Duct N/A
Chimney chase Not Visible
Structural problems observed No
Roof structure Rafters
Ceiling joists Wood
Sheathing Plywood
Evidence of condensation No

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of moisture No

Evidence of leaking No

Firewall between units N/A

Electrical No apparent defects

Photos



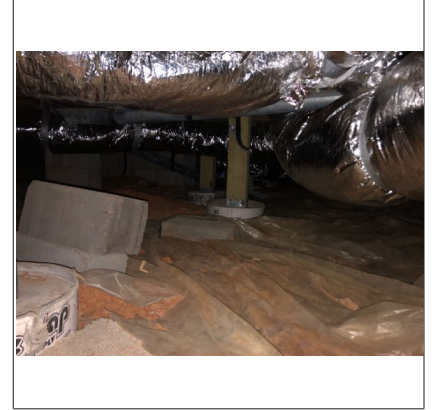
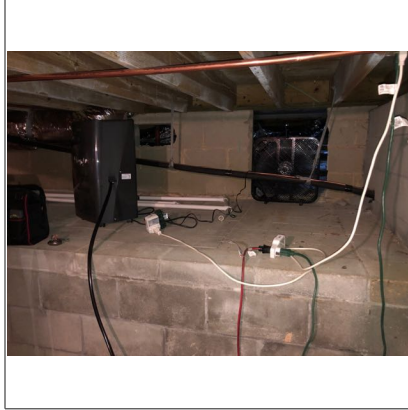
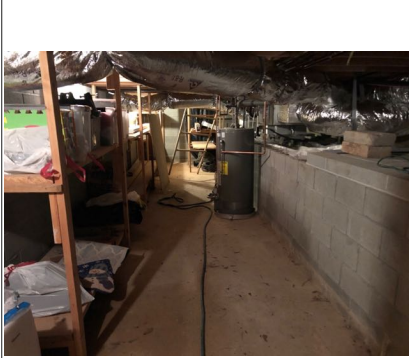
Crawl Space

Crawl space

Type Full crawlspace

Conditioned (heated/cooled) No

Photos



Access

Location Exterior

Inspected from In the crawl space

Foundation walls

Condition Satisfactory

Material Concrete block

Photos



There was water staining and efflorescence on the foundation walls. There did not appear to be any water intrusion in this area.

Floor

Material Concrete Dirt
Condition Typical cracks Vapor barrier present

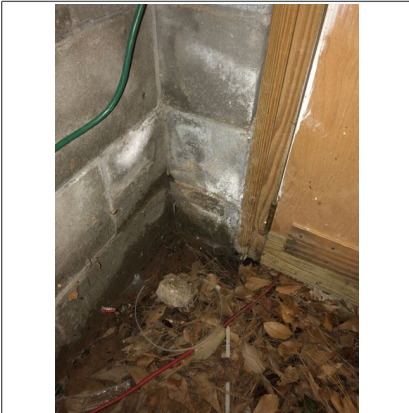
Seismic bolts

None visible

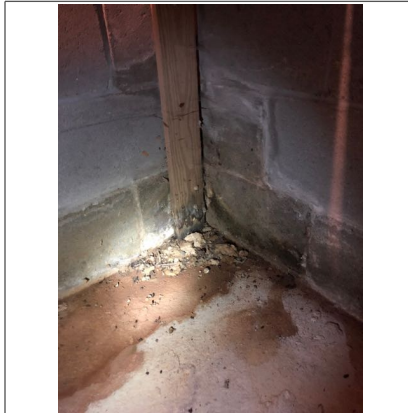
Drainage

Sump pump No
Standing water No
Evidence of moisture damage No

Photos

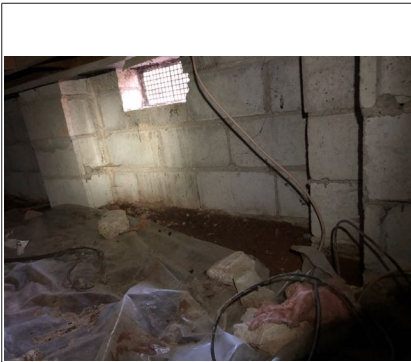


Water entering crawlspace on the left elevation next to the crawlspace entry door. Additional backfill on the exterior of this area will likely resolve this issue.



Water entering crawlspace on right rear corner. Additional backfill on the exterior of this area will likely solve the issue.





There appears to be a small amount of water entering the crawlspace on the left elevation of the house. Additional backfill on the exterior in this area will likely resolve the issue. Recommend evaluation by waterproofing specialist.

Ventilation

Location Wall vents
Condition Satisfactory

Girders/Beams/Columns

Material Masonry
Condition Satisfactory

Joists

Material Wood
Condition Satisfactory

Subfloor

Condition Satisfactory

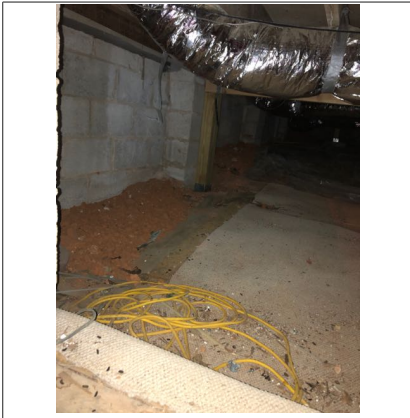
Insulation

None

Vapor barrier

Present Yes Improperly installed
Material Plastic
Condition Marginal

Photos



Recommend installing additional vapor barrier over the exposed dirt areas.

Plumbing

Water service

Main shut-off location The water main shut off is located in the front elevation of the crawlspace.

Water entry piping Copper/Galv.

Lead other than solder joints No

Visible water distribution piping Copper

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Satisfactory

Drain/Waste/Vent pipe PVC

Condition Satisfactory

Support/Insulation Type: Metal straps

Traps proper P-Type Yes

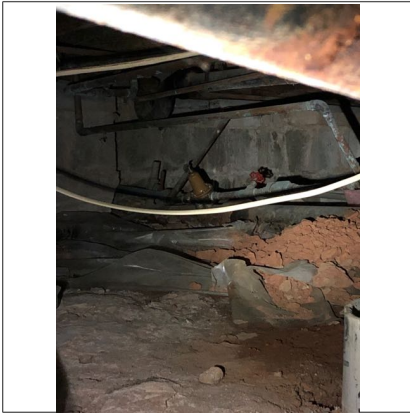
Drainage Satisfactory

Interior fuel storage system N/A

Fuel line Black iron

Condition Satisfactory

Photos



Main fuel shut-off location

Location Left elevation of house.

Photos



Sanitary/Grinder pump

N/A

Water heater #1

General Brand Name: Rheem
Capacity: 40 gallons
Approx. age: 4 years

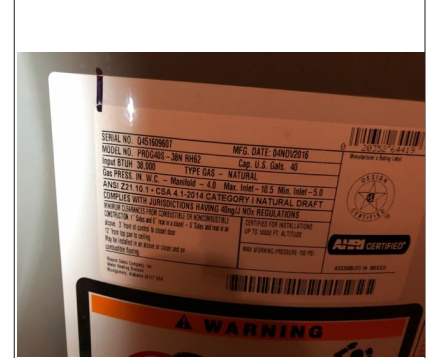
Plumbing

Water heater #1 cont.

- Type Gas
Combustion air venting present No
Seismic restraints needed No
Relief valve Yes Extension proper: Yes
Vent pipe Satisfactory
Condition Satisfactory
Photos



An expansion tank was not installed on the water heater. Recommend repair by qualified plumber.



Heating System

Heating system

Unit #1 Brand name:Lennox

Approx. age:2 years

Satisfactory

Unit #2 None

Energy source Gas

Warm air system Central system

Heat exchanger Sealed

Carbon monoxide Not tested

Combustion air venting present No

Controls Disconnect: Yes Normal operating and safety controls observed Gas shut off valve: Yes

Distribution Insulated flex duct

Flue piping Satisfactory

Filter Standard

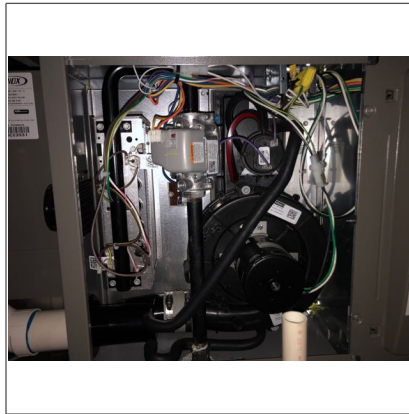
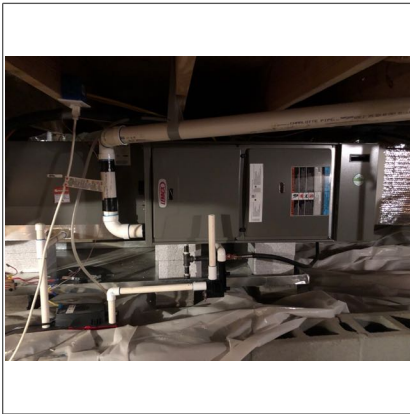
When turned on by thermostat Fired Proper operation: Yes

Heat pump N/A

Sub-slab ducts N/A

System not operated due to N/A

Photos

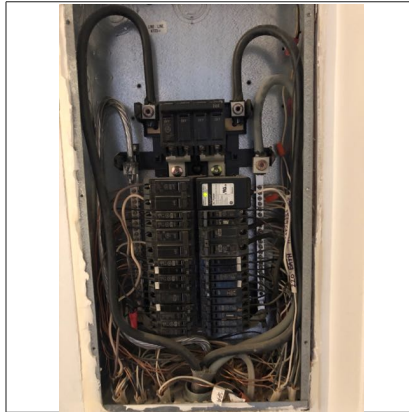


Electric/Cooling System

Main panel

Location Hallway
Condition Satisfactory
Adequate Clearance to Panel Yes
Amperage/Voltage 200a
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Aluminum Condition: Satisfactory
Branch wire Copper
Branch wire condition Satisfactory

Photos



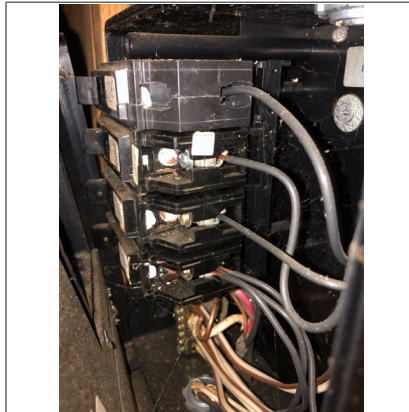
Sub panel(s)

None apparent

Photos



Small sub panel located in shed.



Double tap of the lowest breaker on the right side of the panel. Recommend repair by qualified electrician.

Evaporator Coil Section Unit #1

General Central system
Location: Crawl space
Age: 2 years
Evaporator coil Not Visible
Refrigerant lines Satisfactory
Condensate line/drain To pump

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Secondary condensate line/drain Present: Yes

Operation Differential: Not operated

Condition Not operated due to exterior temperature

Brand Lennox

Photos

