S

INSPECTION PERFORMED BY



INSPECTOR:

LaCama Payne (SC License# 47917) Pearl Property Inspection LLC

CONTACT:

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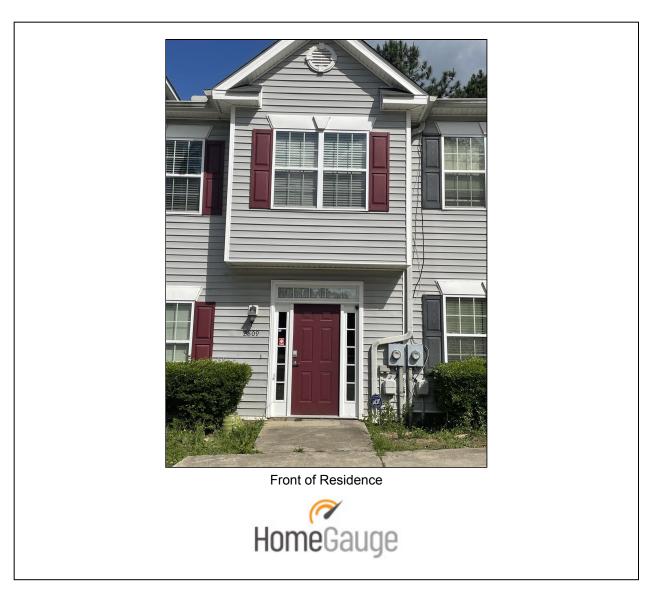
REPORT INFORMATION

PREPARED FOR:

Mr. JOHN DOE

PROPERTY ADDRESS:

Brick Run, Augusta, Ga 30909



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Date: 5/6/2021

Time: 04:30 PM

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Property:
Brick Run

Mr. JOHN DOE

Augusta Ga 30909

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Type of building: Approximate age of building:

Customer Single Family (2 story) Over 15 Years

Temperature: Weather: Ground/Soil surface condition:

Over 65 (F) = 18 (C) Sunny Dry

Rain in last 3 days:

Yes

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Summary



Pearl Property Inspection LLC

service@pearlpropertyinspection.com 706.504.7757

Customer

Mr. JOHN DOE

Address

Brick Run Augusta Ga 30909

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

Inspection Summary

1.0 Wall Cladding Flashing and Trim

Inspected

I observed vinyl siding on the exterior front and rear of home. I observed minor deflection in the vinyl siding However, it appears to be satisfactory. Recommend monitoring to identify additional changes in overall observed condition of vinyl siding.

1.1 Doors (Exterior)

Inspected, Repair or Replace

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Major Defect: I observed rotting wood along the door sill of the rear entry door. This is an indicator of water or excessive moisture. It is likely due to excessive debris in the gutters that doesn't allow the rain water to properly drain from the roof via the gutters and downspout. Recommend repairing the damage wood on the door sill and cleaning the gutters above door/roof areas to prevent further accumulation and intrusion of water.

1.2 Windows

Inspected, Repair or Replace

Minor Defect: I observed a screen missing from the front window(living room) and I observed damage to a screen located on the rear exterior of the home(dining room/kitchen area). Recommend replace broken and missing screens.

1.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

- (1) Safety Hazard: (Major Defect) I observed excessive cracking and settling of the concrete driveway measuring more than 1/4 inch wide. The settling and cracking poses a trip hazard. Recommend contacting a general contractor or structural engineer to evaluate further and repair as necessary to correct deficiency.
- (2) Minor Defect: I observed vegetation located in the front of the home too close to the exterior vinyl siding. Vegetation should be properly maintained and at least 1 foot away from building or foundation to prevent moisture retention and allow for maintenance. Recommend trimming to allow adequate clearance from home.
- (3) Major Defect: I observed erosion issues and poor drainage in the rear of the property. It was sunny outside, but the soil appeared to be soft and damp while walking on it. No effect on the rear concrete area was observed. Recommend a general contractor evaluate and repair grading and drainage as necessary to correct the deficiency.

2. Roof System / Attic

Inspection Summary

2.0 Roof Coverings

Inspected

Observed very small area of visible asphalt roof covering from the ground with binoculars. Unable to determine the overall condition and age of the roof covering due to height of roof from ground. Recommend having a certified roofer to evaluate condition of roofing material.

2.4 Roof Drainage Systems (Gutters/Downspouts)

Inspected, Repair or Replace

- (1) Minor Defect: The gutters are full of debris in areas and needs to be cleaned. It appears vegetation is beginning to grow as a result of lack of maintenance/dirt. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning gutter remove debris
- (2) Major Defect: The gutter downspouts need splash-blocks or tray (concrete or plastic) at the front and rear of home. Splash-blocks or down spout extensions should discharge water at least 5 feet away from the foundation. Recommend repair to correct defect.

2.7 Insulation in Attic

Inspected

I observed the insulation is blown loose fiberglass and is measured less than six inches in depth(R-19) throughout various areas of the attic space. Insulation is providing inadequate coverage. Heat loss can occur more on this home than one that is properly insulated Insulation. Also, insulation that has settled does not perform to the R-value that it once did. I recommend having a certified insulation professional add adequate insulation.

2.8 Visible Electric Wiring in Attic

Inspected, Repair or Replace

Minor Defect: The electrical wiring in attic was not secured to wood members properly, and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This may indicate that a licensed electrical contractor did not perform the work or did not follow standards. Recommend an electrician properly secure lose wires.

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3(A) . Living Room

Inspection Summary

3.0.A Ceilings

Inspected, Repair or Replace

Minor Defect: I observed repair and small cracking where the wall and ceiling meet near the crown molding. It appeared this area was repaired. No determination made as to the cause of the cause of the cracking. Recommend monitoring to observe and movement or additional cracking.

3.5.A Windows (representative number)

Inspected, Repair or Replace

Minor Defect: I observed one living room window missing a screen. This is a minor repair and I recommend replacement.

3(C) . Master Bedroom

Inspection Summary

3.6.C Outlets, Switches and Fixtures

Inspected, Repair or Replace

- (1) Safety Hazard: I observed outlet cover lose. Lose outlet cover poses an electrical shock hazard. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency
- (2) Safety Hazard: I observed light switch cover lose. Lose light switch cover poses an electrical shock hazard. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency
- (3) Ceiling Fan in Master Bedroom appeared to operate satisfactory

3(E) . Guest Bedroom 2

Inspection Summary

3.5.E Windows (representative number)

Inspected, Repair or Replace

I observed one single hung window located in the Guest Bedroom 2 displaced from the window jamb. This is a minor repair and it is recommended readjust the locking mechanism on the window sash (top) and or stile (sides) and reinsert into window jamb.

3.6.E Outlets, Switches and Fixtures

Inspected, Repair or Replace

Safety Hazard: I observed outlet installed upside down. I tested the outlet to ensure proper polarity and it was not indicating any wiring concerns. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency

4. Kitchen Components and Appliances

Inspection Summary

4.0 Ceiling

Inspected, Repair or Replace

Minor Defect: I observed some swelling and cracking of the ceiling wall. It is unclear of the cause of the defect. Recommend a general contractor evaluate further and repair as needed to correct deficiency.

4.3 Doors

Inspected, Repair or Replace

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Minor Defect: I observed a loose door handle on the rear entry door and it needs adjustment I recommend repair as necessary to avoid further damage to the closure and security of the door knob/door.

4.6 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

Minor Defect: I observed evidence of staining on the underneath cabinet floor of the kitchen sink. It appears the leak could be coming from the garbage disposal drain or from the sink drain pipes. I recommend to monitor to determine if the leak is active. Repair as necessary if leak is detected.

4.15 Clothes Dryer Vent Piping

Inspected, Repair or Replace

Minor Defect: I observed dust on the lint screen of the dryer and on the exterior dryer exhaust vent on the rear of the home. The venter damper was in place and no signs of damage. Recommend cleaning dryer vents. It is recommended dryer exhaust vents are inspected and cleaned once a year. Lack of airflow may cause dryer to overheat due to build up of lint

5(A) . Master Bath (Upstairs)

Inspection Summary

5.6.A Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

- (1) Minor Defect: I observed poor drainage in Master Bath(MB) sink after running about 4 inches of water in sink. After turning the faucet off, the drainage failed to operate properly resulting in water remaining in the sink for 5-10 seconds before draining. Recommend plumber clear blockage from sink to allow proper drainage.
- (2) Minor Defect: I observed staining underneath sink which indicated previous leak water presence. I didn't observe any active leaks. I recommend monitoring to ensure no active leaks.
- (3) Minor Defect: I observed rust forming in the base of the toilet tank surrounding the bolts. I recommend to repair as necessary and continue to monitor for any further rusting or potential leaks that can occur from rusting bolts in the toilet tank area.

5.9.A Exhaust fan

Inspected, Repair or Replace

Minor Defect: I observed dirty exhaust vent in MB. Exhaust vents are vital to removing excessive moisture from bathrooms while showering to allow proper venting. I recommend proper cleaning and regular scheduled maintenance to ensure vents remains free of dirt and dust.

5(B) . Hall Bath (Upstairs)

Inspection Summary

5.7.B Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

Minor Defect: I observed shower head housing not sitting flush to the wall. Detached shower head housing could allow water and/or moisture to get within the wall cavity and cause damage to wall and insulation. Recommend repairing to correct deficiency.

5.8.B Outlets, Switches and Fixtures

Inspected, Repair or Replace

Minor Defect: I observed one of three light in the Hall bath inoperable. Recommend replacing bulb or repair fixture as necessary.

5(C) . Powder Room (Downstairs)

Inspection Summary

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5.7.C Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

- (1) Minor Defect: I observed poor drainage in Powder Room (Downstairs) sink after running about 4 inches of water in sink. After turning the faucet off, the drainage failed to operate properly resulting in water remaining in the sink for 5-10 seconds before draining. Recommend plumber clear blockage from sink to allow proper drainage.
- (2) Powder Room toilet appeared to operate satisfactory.

7. Plumbing System

Inspection Summary

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

Major Defect: The water heater (Rheem Model # 81SV50D) is located in the attic. It was manufactured on 12/2003 and It is a 50 gal tank capacity. It is old, rusted, and corrosion is active at the hot and cold copper inlet/outlet pipes. The water heater is at the end of its life expectancy. No leaks at present. A replacement is needed. I recommend a licensed plumber inspect further and repair as necessary.

8. Electrical System

Inspection Summary

8.7 Location of Main and Distribution Panels

Inspected, Repair or Replace

Major Defect: I observed incorrect screws (bolts) on the distribution panel located in the living room. incorrect screws poses a safety risk for arching of electrical component. Recommend an electrician properly install (repair) correct fastening screws and further evaluate the wiring to circuit breakers within the main panel.

9. Heating / Air Conditioning

Inspection Summary

9.0 Heating Equipment

Inspected, Repair or Replace

Minor Defect: I observed a quick disconnect within proximity of the HVAC system. I observed HVAC (Rheem RP1436AJINA) manufactured in 9/2014 was too close to the fence. HVAC system requires proper clearance of at least 12 inches on all sides to allow for proper air flow. Due to the limitations of the fence location it is recommended that you monitor on a monthly basis to ensure no additional obstruction such as debris or environmental hazards such as leaves and limbs do not block the system.

Air Handler was located in the attic. Air handler is identified as a Rheem Model # RH1T 3617) estimated manufacture date of 9/2017. System appears to operate satisfactory.

9.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

Minor Defect: I observed a quick disconnect within proximity of the HVAC system. I observed HVAC (Rheem RP1436AJINA) manufactured in 9/2014 was too close to the fence. HVAC system requires proper clearance of at least 12 inches on all sides to allow for proper air flow. Due to the limitations of the fence location it is recommended that you monitor on a monthly basis to ensure no additional obstruction such as debris or environmental hazards such as leaves and limbs do not block the system.

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Air Handler was located in the attic. Air handler is identified as a Rheem Model # RH1T 3617) estimated manufacture date of 9/2017. System appears to operate satisfactory.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:	Siding Style:	Exterior Entry Doors:
Vinyl	Bevel	Wood

Driveway:

Concrete

		IN	NI	NP	RR
1.0	Wall Cladding Flashing and Trim	•			
1.1	Doors (Exterior)	•			•
1.2	Windows	•			•
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings			•	
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
1.5	Eaves, Soffits and Fascias	•			
1.6	Water faucets (hose bibs)	•			
1.7	Light fixtures and electrical outlets (exterior)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:





1.0 Item 1 (Picture) Front Exterior

1.0 Item 2 (Picture) Rear Exterior

1.0 I observed vinyl siding on the exterior front and rear of home. I observed minor deflection in the vinyl siding However, it appears to be satisfactory. Recommend monitoring to identify additional changes in overall observed condition of vinyl siding.

wood along the door sill of the rear entry door. This is an indicator of water or excessive moisture. It is likely due to excessive debris in the gutters that doesn't allow the rain water to properly drain from the roof via the gutters and downspout. Recommend repairing the damage wood on the door sill and cleaning the gutters above door/roof areas to prevent further accumulation and intrusion of water.



1.1 Item 1 (Picture) Door Sill damage

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1.2 Item 2 (Picture) Front screen missing

1.2 Item 1 (Picture) rear screen damaged

1.2 Minor Defect: I observed a screen missing from the front window(living room) and I observed damage to a screen located on the rear exterior of the home(dining room/kitchen area). Recommend replace broken and missing screens.

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1.4 Item 1 (Picture) Driveway hazard 1



1.4 Item 2 (Picture) Driveway Hazard 2



1.4 Item 3 (Picture) Driveway Hazard 3

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1.4 (1) Safety Hazard: (Major Defect) I observed excessive cracking and settling of the concrete driveway measuring more than 1/4 inch wide. The settling and cracking poses a trip hazard. Recommend contacting a general contractor or structural engineer to evaluate further and repair as necessary to correct deficiency.

vegetation located in the front of the home too close to the exterior vinyl siding. Vegetation should be properly maintained and at least 1 foot away from building or foundation to prevent moisture retention and allow for maintenance. Recommend trimming to allow adequate clearance from home.



1.4 Item 4 (Picture) vegetation

erosion issues and poor drainage in the rear of the property. It was sunny outside, but the soil appeared to be soft and damp while walking on it. No effect on the rear concrete area was observed. Recommend a general contractor evaluate and repair grading and drainage as necessary to correct the deficiency.



1.4 Item 5 (Picture) Erosion

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We are not exterior experts. Feel free to hire an exterior contractor based on the findings in this report. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The owners or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend inquiring about water problems including, but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

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2. Roof System / Attic



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



Roof

Styles & Materials

Roof Covering:Viewed roof covering from:Sky Light(s):AsphaltGroundNone

Binoculars

Chimney (exterior): Attic Insulation: Ventilation:

N/A Blown Gable vents
Fiberglass

Approximate R-19

R-19

Roof Structure: Roof-Type: Attic info:

2 X 6 Rafters

Gable

Flat

Pull Down stairs

Light in attic

Method used to observe attic:

Walked

Walked with restrictions due to insulation and ducts

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		IN	NI	NP	RR
2.0	Roof Coverings	•			
2.1	Flashings		•		
2.2	Skylights, Chimneys and Roof Penetrations			•	
2.3	Ventilation of Roof/Attic	•			
2.4	Skylights, Chimneys and Roof Penetrations Ventilation of Roof/Attic Roof Drainage Systems (Gutters/Downspouts)				•
2.5	Roof Structure and Attic (report leak signs or condensation)	•			
2.6	Ventilation Fans and Thermostatic Controls in Attic			•	
2.7	Insulation in Attic	•			
2.8	Visible Electric Wiring in Attic	•			•
		IN	NI	NP	RR

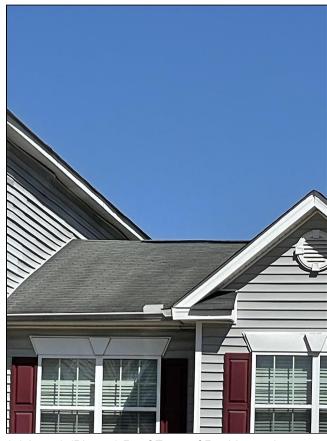
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:



2.0 Item 1 (Picture) Roof Front of Residence 1

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2.0 Item 2 (Picture) Roof Front of Residence 2

2.0 Observed very small area of visible asphalt roof covering from the ground with binoculars. Unable to determine the overall condition and age of the roof covering due to height of roof from ground. Recommend having a certified roofer to evaluate condition of roofing material.

2.1 I was able to observed kick-out flashing adjacent to the valley of the roof. I was only able to observe the presence and not the condition of the flashing. From the ground it appears to be satisfactory. Recommend further evaluation by certified roof or gutter specialist to determine the condition and correct any defects if necessary.



2.1 Item 1 (Picture) Gutter Flashing

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2.3 Ventilation in attic appeared to be satisfactory. Gable vent was observed on the and appeared to have no defects.

2.4 (1) Minor Defect: The gutters are full of debris in areas and needs to be cleaned. It appears vegetation is beginning to grow as a result of lack of maintenance/dirt. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning gutter remove debris.



2.4 Item 1 (Picture) Gutter blocked with debris/vegetation

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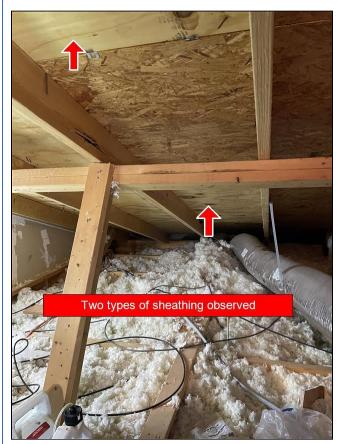


2.4 Item 2 (Picture) Exterior Downspout

2.4 Item 3 (Picture) Front Downspout

2.4 (2) Major Defect: The gutter downspouts need splash-blocks or tray (concrete or plastic) at the front and rear of home. Splash-blocks or down spout extensions should discharge water at least 5 feet away from the foundation. Recommend repair to correct defect.

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2.5 Item 1 (Picture) Roof Ceiling (attic)

2.5 Item 2 (Picture) Roof Ceiling

2.5 Observed attic by walking with restrictions due to insulation, clearance, and ducts. Attic appeared to be in satisfactory condition. Evidence of possible roof repair (previous). Two types of sheathing was observed on the roof ceiling.

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2.7 Item 1 (Picture) Insulation 1

2.7 Item 2 (Picture) Insulation 2



2.7 Item 3 (Picture) Insulation 3



2.7 Item 4 (Picture) Insulation 4

2.7 I observed the insulation is blown loose fiberglass and is measured less than six inches in depth(R-19) throughout various areas of the attic space. Insulation is providing inadequate coverage. Heat loss can occur more on this home than one that is properly insulated Insulation. Also, insulation that has settled does not perform to the R-value that it once did. I recommend having a certified insulation professional add adequate insulation.

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wiring in attic was not secured to wood members properly, and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This may indicate that a licensed electrical contractor did not perform the work or did not follow standards. Recommend an electrician properly secure lose wires.



2.8 Item 1 (Picture) Electrical wires on attic floor

We are not professional roofers, chimney specialists, or attic experts. Feel free to hire one based on the findings in this report. We do our best to inspect the roof, chimney, and attic systems within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, attics, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policies. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warrantee or guarantee of the roof system.

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3(A). Living Room



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. We check only a representative number of doors and windows. We do not move furniture, lift carpets or rugs, empty closets, or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Styles & Materials

Ceiling Materials: Wall Material: Floor Covering(s):

Gypsum Board Gypsum Board Wood

Interior Doors: Window Types: Window Manufacturer:

Wood Single-hung UNKNOWN

		IN	NI	NP	RR
3.0.A	Ceilings	•			•
3.1.A	Walls	•			
3.2.A	Floors	•			
3.3.A	Steps, Stairways, Balconies and Railings	•			
3.4.A	Doors (representative number)	•			
3.5.A	Windows (representative number)	•			•
3.6.A	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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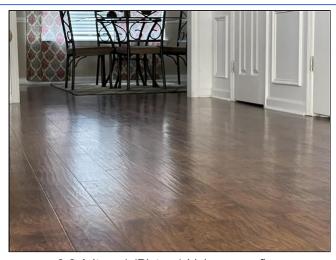
Comments:

3.0.A Minor Defect: I observed repair and small cracking where the wall and ceiling meet near the crown molding. It appeared this area was repaired. No determination made as to the cause of the cause of the cracking. Recommend monitoring to observe and movement or additional cracking.



3.0.A Item 1 (Picture) Ceiling crack/repair

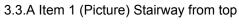
3.2.A Satisfactory; No defect observed.



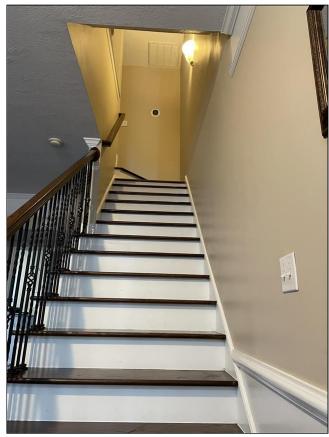
3.2.A Item 1 (Picture) Living room floor

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3.3.A Satisfactory; No defect observed.



3.3.A Item 2 (Picture) Stairway(from living RM)

3.5.A Minor Defect: I observed one living room window missing a screen. This is a minor repair and I recommend replacement.



3.5.A Item 1 (Picture) Missing Screen (Living RM)

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3.6.A Ceiling fan appeared to operate satisfactory.



3.6.A Item 1 (Picture) Living Rm Ceiling Fan

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. - The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be considered before purchase. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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DOE

3(B). Dining Room



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. We check only a representative number of doors and windows. We do not move furniture, lift carpets or rugs, empty closets, or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Sty	es	&	Ma	teri	ial	S
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Ceiling Materials: Wall Material: Floor Covering(s):

Gypsum Board Gypsum Board Wood

Window Types: Window Manufacturer:

Single-hung UNKNOWN

		IN	NI	NP	RR
3.0.B	Ceilings	•			
3.1.B	Walls	•			
3.2.B	Floors	•			
3.5.B	Windows (representative number)	•			
3.6.B	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. - The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be considered before purchase. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(C) . Master Bedroom



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. We check only a representative number of doors and windows. We do not move furniture, lift carpets or rugs, empty closets, or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Styl	es &	Mat	teria	IS
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Ceiling Materials: Wall Material: Floor Covering(s):

Gypsum Board Gypsum Board Carpet

Interior Doors: Window Types: Window Manufacturer:

Hollow core Single-hung UNKNOWN

		IN	NI	NP	RR
3.0.C	Ceilings	•			
3.1.C	Walls	•			
3.2.C	Floors	•			
3.4.C	Doors (representative number)	•			
3.5.C	Windows (representative number)	•			
3.6.C	Outlets, Switches and Fixtures	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

Q 3.6.C (1) Safety Hazard: I observed outlet cover lose. Lose outlet cover poses an electrical shock hazard. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency



3.6.C Item 1 (Picture) MB outlet cover

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3.6.C (2) Safety Hazard: I observed light switch cover lose. Lose light switch cover poses an electrical shock hazard. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency



3.6.C Item 2 (Picture) Top of Stairs (near MB)

3.6.C (3) Ceiling Fan in Master Bedroom appeared to operate satisfactory



3.6.C Item 3 (Picture) Ceiling Fan (MB)

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While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. - The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be considered before purchase. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(D). Guest Bedroom 1



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. We check only a representative number of doors and windows. We do not move furniture, lift carpets or rugs, empty closets, or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Sty	les	&	Material	S
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Ceiling Materials: Wall Material: Floor Covering(s):

Gypsum Board Gypsum Board Carpet

Interior Doors: Window Types: Window Manufacturer:

Hollow core Single-hung UNKNOWN

		IN	NI	NP	RR
3.0.D	Ceilings	•			
3.1.D	Walls	•			
3.2.D	Floors	•			
3.3.D	Steps, Stairways, Balconies and Railings	•			
3.4.D	Doors (representative number)	•			
3.5.D	Windows (representative number)	•			
3.6.D	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

3.6.D Ceiling Fan in Guest Bedroom 1 appeared to operate satisfactory



3.6.D Item 1 (Picture) Ceiling Fan (BR 1)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. - The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be considered before purchase. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(E) . Guest Bedroom 2



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. We check only a representative number of doors and windows. We do not move furniture, lift carpets or rugs, empty closets, or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

	Sty	es	&	Ma	teri	al	S
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Ceiling Materials:	Wall Material:	Floor Covering(s):
Gypsum Board	Gypsum Board	Carpet
Interior Doors:	Window Types:	Window Manufacturer:
Hollow core	Single-hung	UNKNOWN

		IN	NI	NP	RR
3.0.E	3.0.E Ceilings				
3.1.E	3.1.E Walls				
3.2.E	3.2.E Floors				
3.4.E	3.4.E Doors (representative number)				
3.5.E	3.5.E Windows (representative number)				•
3.6.E	Outlets, Switches and Fixtures	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.5.E I observed one single hung window located in the Guest Bedroom 2 displaced from the window jamb. This is a minor repair and it is recommended readjust the locking mechanism on the window sash (top) and or stile (sides) and re-insert into window jamb.



3.5.E Item 1 (Picture) Window displacement

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3.6.E Safety Hazard: I observed outlet installed upside down. I tested the outlet to ensure proper polarity and it was not indicating any wiring concerns. I recommend repair and/or replacement of outlet cover/receptacle to correct deficiency



3.6.E Item 1 (Picture) Receptacle (Guest 2)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. - The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. - Any repair items mentioned in this report should be considered before purchase. - It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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4. Kitchen Components and Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors;

range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. Note: Appliances are operated at the discretion of the Inspector.

Styles & Materials

 Dishwasher Brand:
 Food Waste Disposal:
 Exhaust/Range hood:

 Samsung
 Brand Not Visible
 Brand Not Visible

 Range/Oven:
 Built in Microwave:
 Cabinetry:

 FRIGIDAIRE
 FRIGIDAIRE
 Wood

Countertop:Dryer Power Source:Dryer Vent:Granite240V ElectricAluminum

		IN	NI	NP	RR
4.0	Ceiling	•			•
4.1	Walls	•			
4.2	Floors	•			
4.3	Doors	•			•
4.4	Windows			•	
4.5	Counters and Cabinets (representative number)	•			
4.6	Plumbing Drain, Waste and Vent Systems	•			•
4.7	Plumbing Water Supply, Distribution System and Fixtures	•			
4.8	Outlets, Switches and Fixtures	•			
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops	•			
4.11	Range Hood (s)			•	
4.12	Trash Compactor			•	
4.13	Food Waste Disposer	•			
4.14	Microwave Cooking Equipment	•			
4.15	Clothes Dryer Vent Piping	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

4.0 Minor Defect: I observed some swelling and cracking of the ceiling wall. It is unclear of the cause of the defect. Recommend a general contractor evaluate further and repair as needed to correct deficiency.



4.0 Item 1 (Picture) Kitchen Ceiling buckle/swelling

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4.3 Item 1 (Picture) Loose door handle (rear entry)

4.3 Item 2 (Picture) Loose door handle (rear entry)

4.3 Minor Defect: I observed a loose door handle on the rear entry door and it needs adjustment I recommend repair as necessary to avoid further damage to the closure and security of the door knob/door.

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4.5 Satisfactory; No defect observed.



4.5 Item 1 (Picture) Kitchen Counter

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4.6 Item 1 (Picture) Stain: Under kitchen sink



4.6 Item 2 (Picture) Garbage disposal pipe stain

4.6 Minor Defect: I observed evidence of staining on the underneath cabinet floor of the kitchen sink. It appears the leak could be coming from the garbage disposal drain or from the sink drain pipes. I recommend to monitor to determine if the leak is active. Repair as necessary if leak is detected.

4.7 (1) I observed public water service at residence. Main Shut off valve is located outside the front of the residence near the street.

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4.7 (2) Satisfactory flow of water from the kitchen faucet



4.7 Item 1 (Picture) Kitchen Faucet

4.8 I observed GFCI outlets in kitchen. A representative number of outlets were tested and no defects observed. Satisfactory.



4.8 Item 1 (Picture) GFCI outlet in Kitchen

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4.9 Monitor: Dishwasher operated with normal controls. Foul odor detected upon opening of the dishwasher. Unable to determine the cause of the smell. Recommend monitoring and running a few cycles to reduce the smell.



4.9 Item 1 (Picture) Dishwasher

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4.10 Item 1 (Picture) Stove

4.10 Item 2 (Picture) Oven

4.10 I operated stove and oven with normal controls. All burners appeared to operate satisfactory.

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4.13 Satisfactory; No defect observed.



4.13 Item 1 (Picture) Garbage Disposal

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4.15 Item 1 (Picture) Dryer vent

4.15 Item 2 (Picture) Dryer Lint trap



4.15 Item 3 (Picture) Dryer Exhaust vent (outside)

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4.15 Minor Defect: I observed dust on the lint screen of the dryer and on the exterior dryer exhaust vent on the rear of the home. The venter damper was in place and no signs of damage. Recommend cleaning dryer vents. It is recommended dryer exhaust vents are inspected and cleaned once a year. Lack of airflow may cause dryer to overheat due to build up of lint

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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5(A) . Master Bath (Upstairs)



Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
5.0.A	Ceiling	•			
5.1.A	Walls	•			
5.2.A	Floors	•			
5.3.A	Doors	•			
5.5.A	Counters and Cabinets (representative number)	•			
5.6.A	Plumbing Drain, Waste and Vent Systems	•			•
5.7.A	Plumbing Water Supply, Distribution System and Fixtures	•			
5.8.A	Outlets, Switches and Fixtures	•			
5.9.A	Exhaust fan	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

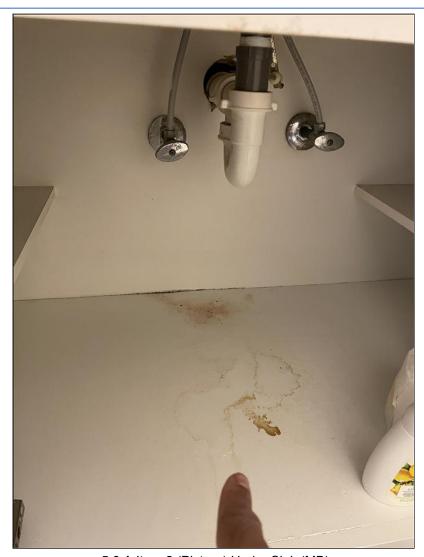
5.6.A (1) Minor Defect: I observed poor drainage in Master Bath(MB) sink after running about 4 inches of water in sink. After turning the faucet off, the drainage failed to operate properly resulting in water remaining in the sink for 5-10 seconds before draining. Recommend plumber clear blockage from sink to allow proper drainage.



5.6.A Item 1 (Picture) Sink drainage (MB)

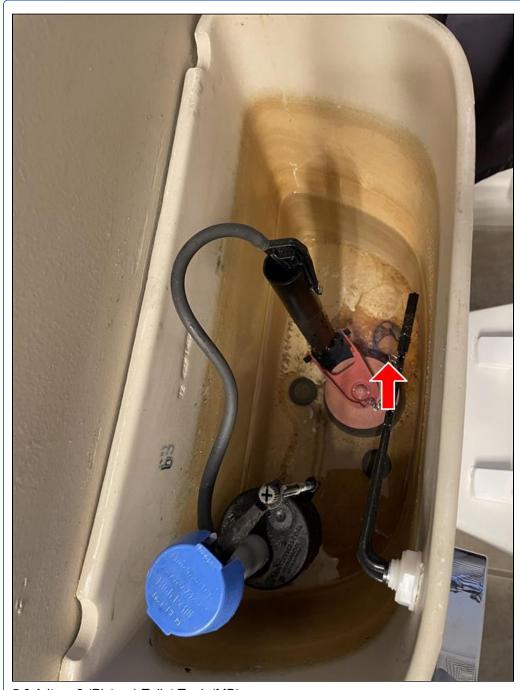
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5.6.A (2) Minor Defect: I observed staining underneath sink which indicated previous leak water presence. I didn't observe any active leaks. I recommend monitoring to ensure no active leaks.



5.6.A Item 2 (Picture) Under Sink (MB)

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5.6.A Item 3 (Picture) Toilet Tank (MB)

5.6.A (3) Minor Defect: I observed rust forming in the base of the toilet tank surrounding the bolts. I recommend to repair as necessary and continue to monitor for any further rusting or potential leaks that can occur from rusting bolts in the toilet tank area.

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5.7.A (1) Satisfactory flow of water from sink fixture.



5.7.A Item 1 (Picture) Sink Water Flow (MB)

5.7.A (2) Satisfactory flow of water from shower head



5.7.A Item 2 (Picture) Shower Flow (MB)

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5.9.A Minor Defect: I observed dirty exhaust vent in MB. Exhaust vents are vital to removing excessive moisture from bathrooms while showering to allow proper venting. I recommend proper cleaning and regular scheduled maintenance to ensure vents remains free of dirt and dust.



5.9.A Item 1 (Picture) MB vent

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5(B) . Hall Bath (Upstairs)



Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
5.0.B	Ceiling	•			
5.1.B	Walls	•			
5.2.B	Floors	•			
5.3.B	Doors	•			
5.5.B	Counters and Cabinets (representative number)	•			
5.6.B	Plumbing Drain, Waste and Vent Systems	•			
5.7.B	Plumbing Water Supply, Distribution System and Fixtures	•			•
5.8.B	Outlets, Switches and Fixtures	•			•
5.9.B	Exhaust fan	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.6.B Hallway Bathroom Toilet appeared to operate satisfactory



5.6.B Item 1 (Picture) Hall Toilet

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5.7.B Minor Defect: I observed shower head housing not sitting flush to the wall. Detached shower head housing could allow water and/or moisture to get within the wall cavity and cause damage to wall and insulation. Recommend repairing to correct deficiency.



5.7.B Item 1 (Picture) Shower Head (Hall)

5.8.B Minor Defect: I observed one of three light in the Hall bath inoperable. Recommend replacing bulb or repair fixture as necessary.



5.8.B Item 1 (Picture) Light out (Hall bath)

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5(C) . Powder Room (Downstairs)



Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
5.0.C	Ceiling	•			
5.1.C	Walls	•			
5.2.C	Floors	•			
5.3.C	Doors	•			
5.6.C	Plumbing Drain, Waste and Vent Systems	•			
5.7.C	Plumbing Water Supply, Distribution System and Fixtures	•			•
5.8.C	Outlets, Switches and Fixtures	•			
5.9.C	Exhaust fan	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:





5.7.C Item 1 (Picture) Pour Drainage

5.7.C Item 2 (Picture)

5.7.C (1) Minor Defect: I observed poor drainage in Powder Room (Downstairs) sink after running about 4 inches of water in sink. After turning the faucet off, the drainage failed to operate properly resulting in water remaining in the sink for 5-10 seconds before draining. Recommend plumber clear blockage from sink to allow proper drainage.

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5.7.C Item 3 (Picture)

5.7.C (2) Powder Room toilet appeared to operate satisfactory.

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6. Structural Components



The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes. The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Sty	les	&	Materia	Is
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Foundation: Method used to observe Crawlspace: Floor Structure:

Poured concrete No crawlspace Not visible

Wall Structure: Ceiling Structure: Floor System Insulation:

Wood Not visible Not Visible

		IN	NI	NP	RR
6.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
6.1	Walls (Structural)	•			
6.3	Floors (Structural)	•			
6.4	Ceilings (Structural)	•			
6.5	Insulation Under Floor System			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

- **6.1** Most of the walls in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.
- **6.4** Most of the walls and ceilings in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

We are not structural engineers. Feel free to hire based on the findings in this report to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

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7. Plumbing System



The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/ or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials						
Water Source:	Water Filters:	Plumbing Water Supply (into home):				
Public	None	Not visible				
	(We do not inspect filtration systems)					
Plumbing Water Distribution (inside	Washer Drain Size:	Plumbing Waste:				
home):	2" Diameter	PVC				
PEX						
Water Heater Power Source:	Water Heater Capacity:	Water Heater Location:				
Electric	50 Gallon (2-3 people)	Attic				

WH Manufacturer:

RHEEM

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Plumbing Water Supply, Distribution System and Fixtures	•			
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
7.3	Main Water Shut-off Device (Describe location)		•	•	
7.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
7.5	Main Fuel Shut-off (Describe Location)			•	
7.6	Sump Pump			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

7.0 Could not observed the vent systems above the roof but was able to see the sewage vent pipe exit the roof via the attic. I was unable to determine the condition of the flashing for the vent system.

7.1 Location of the water meter is outside of the front exterior of the home near the street. Location of the main water shutoff valve inside the home was not identified. The water pressure throughout the home was satisfactory when bath, sink faucet, and shower was on and toilet was flushed; it passed functional flow.



7.2 Item 1 (Picture) Water Heater



7.2 Item 2 (Picture) corrosion of WH

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7.2 Item 3 (Picture) Corrosion of WH

7.2 Major Defect: The water heater (Rheem Model # 81SV50D) is located in the attic. It was manufactured on 12/2003 and It is a 50 gal tank capacity. It is old, rusted, and corrosion is active at the hot and cold copper inlet/outlet pipes. The water heater is at the end of its life expectancy. No leaks at present. A replacement is needed. I recommend a licensed plumber inspect further and repair as necessary.

We are not professional plumbers. Feel free to hire one based on the findings in this report. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

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8. Electrical System



The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles	8 &	Mai	teri	a	IS
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Electrical Service Conductors: Panel Capacity: Panel Type:
240 Volts Underground 200 AMP Circuit breakers

AFCI Breakers

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

MURRAY No visible Non Metallic Sheathing

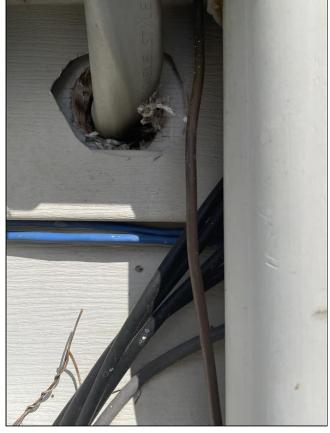
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		IN	NI	NP	RR
8.0	Service Entrance Conductors	•			
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
8.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•			
8.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
8.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
8.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
8.7	Location of Main and Distribution Panels	•			•
8.8	Smoke Detectors	•			
8.9	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Service entry conductors appeared satisfactory; No defect observed.



8.0 Item 1 (Picture) Service Entrance Conductors

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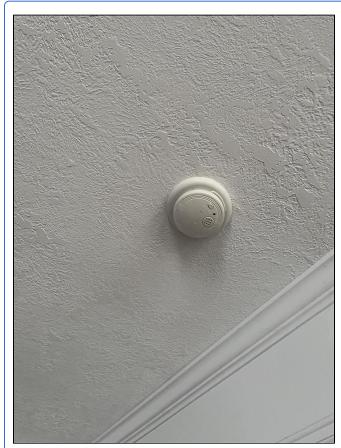


8.7 Item 1 (Picture) Main Panel

8.7 Item 2 (Picture) Main Panel Open

8.7 Major Defect: I observed incorrect screws (bolts) on the distribution panel located in the living room. incorrect screws poses a safety risk for arching of electrical component. Recommend an electrician properly install (repair) correct fastening screws and further evaluate the wiring to circuit breakers within the main panel.

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8.8 Item 1 (Picture) Smoke (living)

8.8 Item 2 (Picture) Smoke (upstairs)

8.8 The smoke detector were tested for sound, but were not tested to ensure they respond to smoke or fire. recommend changing batteries in the home once a year or as needed to ensure the safety of the home.

We are not electricians. Feel free to hire an electrician based on the findings in this report. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

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9. Heating / Air Conditioning



The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type: Energy Source: Number of Heat Systems (excluding

Heat: Forced Air (also provides cool air) Electric wood):

Electric heat One

Heat System Brand:Ductwork:Filter Type:RHEEMInsulatedDisposable

Filter Size: Types of Fireplaces: Operable Fireplaces:

Adequate None Non

Number of Woodstoves: Cooling Equipment Type: Cooling Equipment Energy Source:

None Split System (Condesor & Compressor) Electricity

outside

Number of AC Only Units: Cooling System Brand:

One RHEEM

		IN	NI	NP	RR
9.0	Heating Equipment	•			•
9.1	Normal Operating Controls	•			
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	Presence of Installed Heat Source in Each Room	•			
9.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
9.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
9.7	Gas/LP Firelogs and Fireplaces			•	
9.8	Cooling and Air Handler Equipment	•			•
9.9	Normal Operating Controls	•			
9.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:





9.0 Item 1 (Picture) HVAC(located rear of residence)

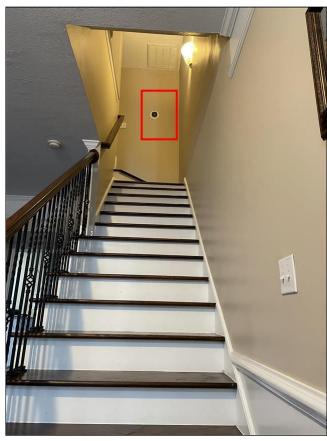
9.0 Item 2 (Picture) HVAC lines

9.0 Minor Defect: I observed a quick disconnect within proximity of the HVAC system. I observed HVAC (Rheem RP1436AJINA) manufactured in 9/2014 was too close to the fence. HVAC system requires proper clearance of at least 12 inches on all sides to allow for proper air flow. Due to the limitations of the fence location it is recommended that you monitor on a monthly basis to ensure no additional obstruction such as debris or environmental hazards such as leaves and limbs do not block the system.

Air Handler was located in the attic. Air handler is identified as a Rheem Model # RH1T 3617) estimated manufacture date of 9/2017. System appears to operate satisfactory.

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9.1 Item 1 (Picture) Thermostat

9.1 Item 2 (Picture) Thermostat location

9.1 I observed thermostat located at the top of the stairs on the wall. I operated the HVAC system under normal operations using the thermostat. System operated satisfactory.

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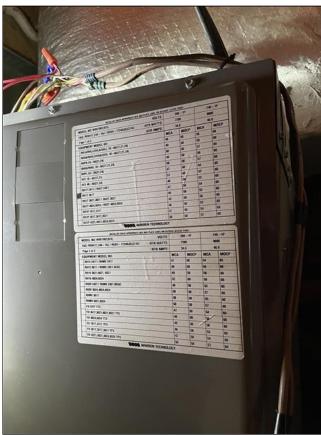
9.3 Item 1 (Picture) Temperature at HVAC

9.3 Item 2 (Picture) Air Register

9.3 I observed the temperature at the HVAC system and the registers. It appeared to be operating with a 15 degree temperature range which is satisfactory.

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9.8 Item 1 (Picture) HVAC (located in the rear)

9.8 Item 2 (Picture) Alr Handler(attic)

9.8 Minor Defect: I observed a quick disconnect within proximity of the HVAC system. I observed HVAC (Rheem RP1436AJINA) manufactured in 9/2014 was too close to the fence. HVAC system requires proper clearance of at least 12 inches on all sides to allow for proper air flow. Due to the limitations of the fence location it is recommended that you monitor on a monthly basis to ensure no additional obstruction such as debris or environmental hazards such as leaves and limbs do not block the system.

Air Handler was located in the attic. Air handler is identified as a Rheem Model # RH1T 3617) estimated manufacture date of 9/2017. System appears to operate satisfactory.

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9.9 I observed thermostat located at the top of the stairs on the wall. I operated the HVAC system under normal operations using the thermostat. System operated satisfactory.



9.9 Item 1 (Picture) Thermostat

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

We are not HVAC professionals. Feel free to hire one based on the findings in this report. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, or when the air is too cool to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

This inspection is not a guarantee or warranty of the HVAC system. Things break. We do not accept responsibility for any problems that may happen in the future. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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INVOICE

Pearl Property Inspection LLC service@pearlpropertyinspection.com 706.504.7757 Inspected By: LaCama Payne (SC License#

47917)

Inspection Date: 5/6/2021 Report ID: Sample_Pearl210001_###Brick Run

Customer Info:	Inspection Property:
Mr. JOHN DOE #### Brick Run Augusta GA 30909	#### Brick Run Augusta Ga 30909
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Courtesy Inspection	1.00	1	1.00

Tax \$0.00

Total Price \$1.00

Payment Method: Payment Status: Paid

Note:

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