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Property Inspections and Radon Testing



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# Condominium Inspection Report

## Sample Address; Atlanta, GA

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**Inspection Date:**

June 20, 2009

**Prepared For:**

Cornerstone Client

**Prepared By:**

Cornerstone Inspector



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# Report Overview

## THE CONDOMINIUM IN PERSPECTIVE

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This is a condominium unit in what appears to be a well built and maintained 21 year old project (approximate age - no disclosure available). The interior of the unit only was inspected; the building exterior and structure were observed only. The maintenance of the components for the unit appears to have been good in the past. No major repair recommendations or safety issues were identified. Several repairs are needed, however, to bring the unit to within acceptable standards. As with all condominium purchases, ongoing maintenance is also required and improvements to the systems will be needed over time. Recommend consulting with homeowners' association concerning upcoming repairs necessary and the funds available for same. Obtain latest financial statements for the association to confirm capital reserves available for unforeseen problems. Read Bylaws and Covenant documents carefully.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report:

**Major Concern / Concern:** a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.

**Safety Issue:** a condition that relates to the overall safety of occupants, which may require prompt attention.

**Repair:** a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements or repairs, which are recommended but are not immediate in nature.

**Monitor:** a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only and should not be used solely for the purpose of determining repairs that may or may not be performed by the seller. The observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the door from the hallway.

## REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the immediate and/or more costly repairs needed for the building, some of which may be significant. Other repairs and improvements may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

- 1) **Repair, Safety Issues:** *Electrical repairs are needed, which should be performed by a licensed electrician for improved safety. The three way switch as noted to the right exterior porch does not appear to be wired properly. The electrician should check the wiring and make repairs as necessary. Loose outlets as noted on the left rear wall of the left rear study should be tightened to prevent the loosening of the wiring connections in the future.*
- 2) **Monitor, Possible Repair:** *Some lights did not come on with the wall switches as noted in the master bathroom. Check all lighting fixtures for operable bulbs and then check circuits for proper operation. Consult with seller concerning all switch locations and/or automatic switches that may be controlling the lights.*

## HEATING AND COOLING RECOMMENDATIONS / OBSERVATIONS

- 3) **Monitor, Possible Repair:** Supply air flow to the kitchen is less than ideal. Either re-balancing the ductwork, blower cleaning or repairs, filter replacement, and/or additional duct work is needed to obtain good air flow to this room to maintain proper temperatures.

## PLUMBING RECOMMENDATIONS / OBSERVATIONS

- 4) **Repair:** The shower head in the master bathroom leaks, which typically indicates the washers or the shower head itself need replacement. Recommend repair to prevent moisture intrusion through the tile.

## INTERIOR RECOMMENDATIONS / OBSERVATIONS

- 5) **Repair, Safety Issue:** Firestops were missing as noted in the furnace closet around the water pipes for prevention of air flow to potential fires above. All openings between floors should be covered (See Photo).
- 6) **Repair:** "Fogged" glass was noted at the sliding glass door off the master bathroom, which should be replaced. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels should be replaced to prevent further moisture damage to wood components and for proper visibility through the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.
- 7) **Repair:** The inside panels of the cabinets as noted under the kitchen sink should be repaired and sealed to prevent the infiltration of outside air and insects.
- 8) **Repair, Monitor:** Some areas of wood flooring as noted in the hall by the bathroom were loose and are delaminating from the slab. These areas should be re-glued and secured for proper performance. Warped hardwood floors were noted in the front entry foyer by the kitchen, which typically indicates previous moisture in the area. This area should be monitored for future dampness and further warpage and repaired as necessary (possibly by re-sanding and re-staining).

## THE SCOPE OF THE INSPECTION

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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. The interior of the unit only was inspected. The exterior and structural components are assumed to be owned by the association and are not inspected.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Use of this report for any reason constitutes acceptance of the terms contained in the "Inspection Agreement", a copy of which is attached as [Appendix B](#). Please refer to this contract for a full explanation of the scope of the inspection.

## WEATHER CONDITIONS

Sunny weather conditions prevailed at the time of the inspection. The estimated outside temperature was 75 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

# Common Components

## DESCRIPTION OF COMMON COMPONENTS

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<b>Foundation:</b>	•Poured Concrete
<b>Roof Covering:</b>	•Not Visible
<b>Wall Covering:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Insulation:</b>	•Not Visible

## COMMON COMPONENT OBSERVATIONS

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The common components of the condominium, including the structure, the exterior, the roof, and the insulation, are not inspected as a part of this inspection. However, they are observed to determine if any problems could impact the unit or to alert the buyer of potential costly future repairs. Make sure the condominium association has put aside sufficient funds to address future repairs. It is understood that the condominium association is responsible for the maintenance and repairs these common components.

## LIMITATIONS OF COMMON COMPONENT INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components was inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Roof inspection was limited by access.
- This unit was observed only. The entire building was not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•Unable To Determine (estimated 100 – 125 amps)
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Not Found (See Below)
<b>Service Grounding:</b>	•Ground Connection Not Found •Panel Rating: 200 Amps •Breakers •Located: In the Furnace Closet
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	•Armored Cable “BX” •Metal Conduit
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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All visible wiring within the home is copper. This is a good quality electrical conductor. Inspection of the electrical system revealed the need for typical, minor repairs. A licensed electrician should be consulted to undertake the repairs recommended below and to evaluate the entire system for further repairs that may be needed.

## ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

- **Repair, Safety Issues:** *Electrical repairs are needed, which should be performed by a licensed electrician for improved safety. The three way switch as noted to the right exterior porch does not appear to be wired properly. The electrician should check the wiring and make repairs as necessary. Loose outlets as noted on the left rear wall of the left rear study should be tightened to prevent the loosening of the wiring connections in the future.*
- **Monitor, Possible Repair:** *Some lights did not come on with the wall switches as noted in the master bathroom. Check all lighting fixtures for operable bulbs and then check circuits for proper operation. Consult with seller concerning all switch locations and/or automatic switches that may be controlling the lights.*
- **Improve, Safety Issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended at all the kitchen counters and at the exterior as required by present day codes. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Up to date weatherproof covers should be installed at all exterior outlets.
- **Improve, Safety Issue:** The installation of "arc-fault" breakers for the bedroom circuits is now required by present day codes, which provides added protection against faulty wiring. Consult with an electrician concerning the installation of these for the enhanced safety of these circuits.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. Exterior lighting can not always be fully tested due to the lack of clear identification of the switches and/or motion detectors that may control the lights.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems, telephone and cable TV wiring, low voltage lighting, stereo wiring, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating and Cooling System

## DESCRIPTION OF HEATING AND COOLING SYSTEM

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<b>Energy Source:</b>	•Electricity (Interior Air Handler)
<b>System Type:</b>	•Hot / Cold Water Piped System •1 System
<b>Other Components:</b>	•Overflow Pan with Drain

## HEATING AND COOLING OBSERVATIONS

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The interior air handler and coil appear to be fairly new. The typical life for such components is 15-20 years based on proper maintenance scheduling. This heating and cooling system appears to use a common building hot and cold water piping system. The maintenance of the interior air handling units is reported to be the responsibility of the individual unit owners. Confirm this with the building maintenance department. The system was operated in the both modes. The furnace responded to normal operating controls at the time of the inspection.

The heating system appears to have had regular servicing and inspection by a heating and air conditioning service company as indicated by service stickers on the equipment. Consult with the seller concerning all service and repair records for the system.

## HEATING AND COOLING RECOMMENDATIONS / OBSERVATIONS

- **Monitor, Possible Repair:** *Supply air flow to the kitchen is less than ideal. Either re-balancing the ductwork, blower cleaning or repairs, filter replacement, and/or additional duct work is needed to obtain good air flow to this room to maintain proper temperatures.*
- **Monitor, Improve:** With a single return system such as this, supply air may be limited to certain rooms when the doors are closed (i.e. at bedrooms). If this poses a problem, improvements can be made to increase airflow such as further undercutting the doors or adding return vents directly to the rooms.

## LIMITATIONS OF HEATING AND COOLING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The cooling supply adequacy or distribution balance is not analyzed.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to Unit:</b>	•Not Visible
<b>Main Water Valve Location:</b>	•Not Found (See Below)
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System (assumed - consult with seller)
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Stainless Steel (under sinks)
<b>Water Heater(s):</b>	•Common Building Tank(s) - not inspected
<b>Other Components:</b>	•Interior Fire Sprinkler System (Not Tested)

## PLUMBING OBSERVATIONS

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The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

An interior fire sprinkler system was noted, which should provide excellent protection against fires and lower insurance rates if properly maintained. Check with the seller/association concerning the responsibility and proper upkeep of this system. An examination of this system is outside the scope of this inspection.

Overall, the plumbing system is in generally good condition with minor repairs/improvements recommended.

### PLUMBING RECOMMENDATIONS / OBSERVATIONS

- **Repair:** *The shower head in the master bathroom leaks, which typically indicates the washers or the shower head itself need replacement. Recommend repair to prevent moisture intrusion through the tile.*
- **Monitor:** Signs of previous leaks were noted at the pipes running between floors in the furnace room (See Photo in "Interior" Section), which were dry at the time of the inspection. Consult with seller concerning previous plumbing leaks that may have occurred in this piping and repairs performed.

## LIMITATIONS OF PLUMBING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal (septic tank) and water (well) systems are not inspected.
- With homes that have not been occupied such as this, latent plumbing leaks cannot always be identified at the time of the inspection.
- Some leaks may become visible in the unit below, which was not accessible during the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR

<b>Wall And Ceiling Materials:</b>	•Drywall •Stippled Ceiling Finish
<b>Floor Surfaces:</b>	•Tile •Vinyl/Resilient •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Double Glazed
<b>Doors:</b>	•Wood-Solid Core •Flush •Bi-fold Mirrored Doors •Sliding Glass

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The kitchen cabinets and counters are newer and are of good quality. Most of the doors and windows functioned properly and are in generally good condition.

### INTERIOR RECOMMENDATIONS / OBSERVATIONS

- **Repair, Safety Issue:** Firestops were missing as noted in the furnace closet around the water pipes for prevention of air flow to potential fires above. All openings between floors should be covered (See Photo).
- **Repair:** "Fogged" glass was noted at the sliding glass door off the master bathroom, which should be replaced. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels should be replaced to prevent further moisture damage to wood components and for proper visibility through the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.
- **Repair:** The inside panels of the cabinets as noted under the kitchen sink should be repaired and sealed to prevent the infiltration of outside air and insects.
- **Repair, Monitor:** Some areas of wood flooring as noted in the hall by the bathroom were loose and are delaminating from the slab. These areas should be re-glued and secured for proper performance. Warped hardwood floors were noted in the front entry foyer by the kitchen, which typically indicates previous moisture in the area. This area should be monitored for future dampness and further warpage and repaired as necessary (possibly by re-sanding and re-staining).
- **Improve:** The rollers of the sliding glass door screens could be improved to operate freely.
- **Improve, Monitor:** Minor cracks in the walls as noted on the right wall of the master bathroom should be patched and monitored for further movement.
- **Improve:** Drawers that don't open and close properly as noted in the hall bathroom should be improved for proper operation.
- **Improve:** The escutcheon plates and tub spouts in the bath and shower surrounds need caulking and sealing to prevent moisture intrusion behind the wall which can cause structural damage. All open joints in the tile should also be caulked and sealed. Make sure escutcheon plates under the sinks are also caulked to prevent moisture intrusion into the cabinets.
- **Monitor, Improve:** Some of the paint was peeling off the ceiling over the master bathroom shower, which may mean that the surfaces were not properly primed to accept the latest layer of paint and/or excessive moisture is in the area.



## **LIMITATIONS OF INTERIOR INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Interior shutters or blinds obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances / Fireplaces

## DESCRIPTION OF APPLIANCES / FIREPLACES

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<b>Appliances Tested:</b>	•Built-in Electric Oven(s) •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposal •Refrigerator (with Ice Maker) •Instant Hot Water Dispenser •Clothes Washer •Clothes Dryer
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer (3 Pronged Plug) •Waste Standpipe for Washer •Tiled Floor with Curb and Drain
<b>Other Components:</b>	•Kitchen Exhaust Hood (Vented to Exterior) •Door Bell

## APPLIANCE / FIREPLACE OBSERVATIONS

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The appliances that have been installed in the kitchen are newer, good quality components and appear to be in good condition. All appliances that were tested responded satisfactorily (see above for list of appliances that were tested).

## LIMITATIONS OF APPLIANCE / FIREPLACE INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features (e.g. self-cleaning mechanisms) and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Dishwashers and washing machines (if tested - see above) are checked by running these appliances through their normal cycles and inspecting for leaks only.
- The interiors of flues or chimneys are not inspected. Wood and ashes in the firebox may restrict the inspection.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- The dryer vent was not totally visible for determining the discharge location.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of your new unit, there are some maintenance and safety issues that should be addressed immediately. Some of these items will be the responsibility of the homeowners' association. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors outside each bedroom. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in the building. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine the interior of the unit for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells, if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

## **SPRING AND FALL**

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the building.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

## **ANNUALLY**

- Replace smoke detector batteries.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If your unit is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

## **PREVENTION IS THE BEST APPROACH**

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Preventative maintenance is the best way to keep your unit in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the unit. We at The Cornerstone Inspection Group hope you enjoy your new purchase!