

Victory Property Inspections



August 5th 2022, 12:25 pm

Inspection performed by:

Jerry Hines

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General Information

BUILDING ADDRESS: 1000 Mid Town
CITY: Atlanta
STATE: Ga
ZIP CODE: 30067
INSPECTION DESCRIPTION: Mid rise condo 800sq ft, 1bedroom, 1 bath. Built 2001, with 1 garage parking spot. Buyer present
SQUARE FOOTAGE: 800

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

ROOF EXTERIOR

ATTIC

ROOF SHEATHING Satisfactory

Notes:

Viewd with limited visibility. At the time of inspection no defects were observed with what could be seen



FRAMEWORK Satisfactory

Notes:

Viewed with limited visibility. At the time of inspection no defects were observed with what could be seen



VENTILATION Not Inspected

Notes:

Unable to inspect due to access limitations.

INSULATION Satisfactory

Notes:

Loose fill cellulose which has a life span of 20-30 years. Recommend to have the insulation serviced by a qualified contractor.



ACCESS N/A

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Inspected

Notes:

Tiles missing grout to the left of the toilet seen in 2nd and 3rd photos.





WALLS Inspected

Notes:

Wall above door shows signs of previous repair, spot was checked with moisture meter seen in first photo and showed no signs of active water leak. Cosmetic issue

Wall above shower head shows signs of previous water exposure, moisture meter did not detect any active leaks seen in 2nd and 3rd photo. Cosmetic issue

Note Multiple walls show signs of previous water issue, no active leaks were observed during the inspection



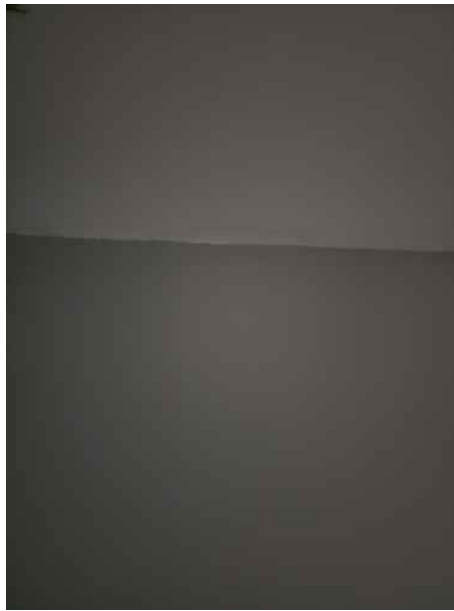
CEILING Inspected

Notes:

3-4 spots against the back wall show signs of previous water damage seen in photos, no active water leaks were observed.

Paint or some substance smeared on ceiling seen in 4th photo, cosmetic issue

note if in question ask current owner of past water damage that was repaired.



COUNTERS Satisfactory

Notes:

Sealant or caulking is missing behind the bathroom sink. Some areas are sealed but it'd be a good practice to remove existing sealant and replace all new at one time

Sealant missing on left side of counter top base that connects to the trim.

Recommend repair / replacement by a homeowner or handyman.



SINKS Inspected

Notes:

Sink stopper does not seal to allow water to accumulate. Recommend repair / replacement by a homeowner or handyman.

120 degrees is the recommended in home water temperature by the EPA. This temp helps eliminate the risk of bacteria and can be adjusted at the water heater by the homeowner or a qualified handyman.



BATHTUB / SHOWER Inspected

Notes:

Multiple areas of caulking or sealant that has deteriorated was located in the corner of the shower and a few spots at the base of the wall that connects to the tub.

Caulking missing around the base of the tub faucet.

Shower function located on top of the tub faucet did not operate correctly under normal circumstances. (Very stiff)

Recommend repair / replacement by a homeowner or handyman.





TOILET Inspected

Notes:

Floor seal around toilet should be replaced to prevent any water intrusion into the floor. Seen in 3rd photo





OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory
Notes:



VENTING Poor

Notes:

One ceiling vent in the bathroom. Unit is at the end of its life (slow to function and loud) and should be replaced by homeowner or a qualified handyman.



BATHROOM 2

DOORS N/A

Notes:

FLOORING N/A

Notes:

BEDROOM 1

DOORS Inspected

Notes:

Whole from previous door stop is located at the top of the backside of the door.



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



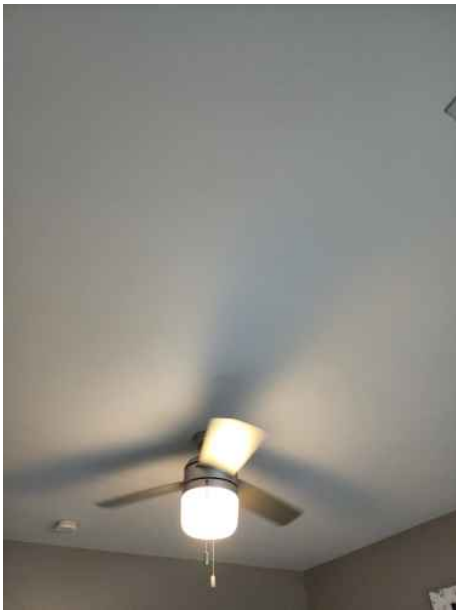
WINDOWS Satisfactory

Notes:

Window operation is a little stiff, all windows open and close and operate correctly



CEILINGS Satisfactory
Notes:



CLOSETS Not Inspected

Notes:

Unable to inspect due to access limitations.

OUTLETS Satisfactory

Notes:



LIGHTING Inspected

Notes:

Outlet switch on the left circled in photo does not have a function. Light and fan operated using the switch on the right.

If in question, Recommend further evaluation by a qualified electrician or contractor.



CEILING FANS Satisfactory

Notes:



BEDROOM 2

DOORS N/A

Notes:

LIVING AREA 1

FLOORING Inspected

Notes:

Floor located by mechanical room is not level and floor boards "give" when walked over. Most likely caused by insufficient underlayment.

Recommend repair / replacement by a homeowner or qualified flooring contractor.



WALLS Satisfactory

Notes:



WINDOWS Inspected

Notes:

Caulking around all windows in the living room show cracks or deterioration and should be re-caulked or sealed. All windows did operate correctly.





CEILING Inspected

Notes:

Crack observed on left side ceiling, most likely due to movement of the building and should not cause alarm.

Recommend to monitor for any changes.



OUTLETS Inspected

Notes:

Bottom outlet located on right side of the living room has an open ground and open neutral that can be seen in the second photo causing this socket to not operate.

Recommend further evaluation by a qualified electrical contractor.



LIGHTING Inspected

Notes:

Lights function properly.

Note that like the bedroom the first switch highlighted in photo has no function.

Recommend to have a qualified electrician complete repairs.



CEILING FANS Satisfactory

Notes:



LIVING AREA 2

FLOORING Satisfactory

Notes:



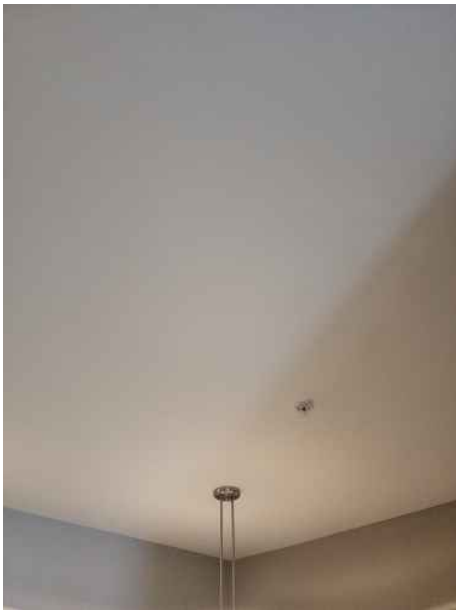
WALLS Satisfactory

Notes:



CEILING Satisfactory

Notes:



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

Dimmer controls operate the living space light, the switch operates the above door light



KITCHEN

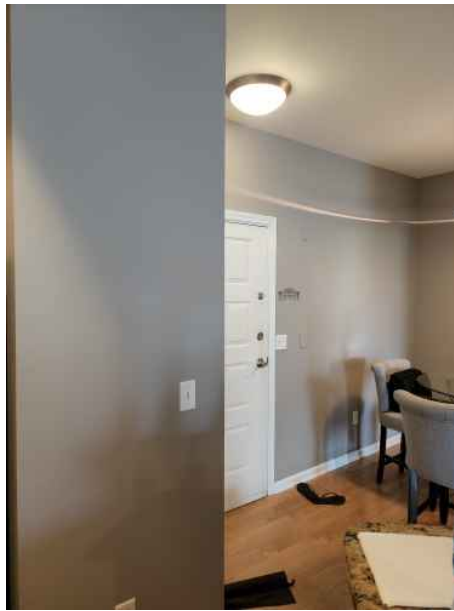
FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



CEILING Satisfactory
Notes:

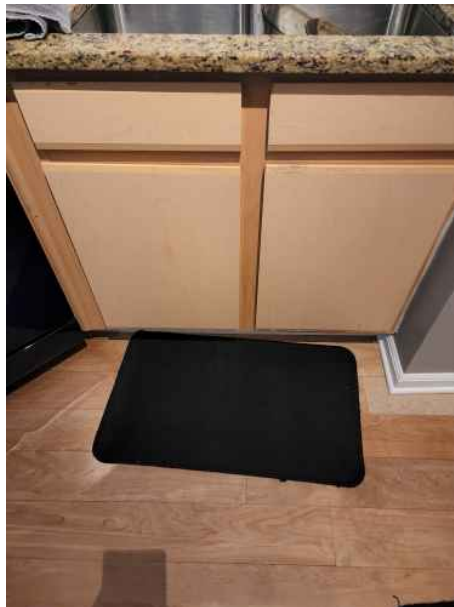


COUNTERTOPS Inspected
Notes:

Sealant behind kitchen sink needs to be replaced, seen in first photo.



CABINETS Satisfactory
Notes:





SINK / GARBAGE DISPOSAL Satisfactory

Notes:



DISHWASHER Inspected

Notes:

Did not function under normal operating conditions. Recommend repair / replacement by a homeowner or handyman.



STOVE / OVEN Inspected

Notes:

Display on stove isn't functioning correctly. Recommend further evaluation by a qualified contractor.

Stove does function properly





EXHAUST HOOD Satisfactory
Notes:





OUTLETS Inspected

Notes:

Both outlets on the side of the stove/oven should be gfcı due to their proximity to the sink. Recommend repair / replacement by a homeowner or handyman.



DINING ROOM

FLOORING N/A

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



GAS SUPPLY N/A

Notes:

Electric

WATER SUPPLY Satisfactory

Notes:



DRAINAGE Satisfactory

Notes:



VENTILATION N/A

Notes:

Located in hall closet room

FOUNDATION

FOUNDATION MATERIAL N/A

Notes:

PLUMBING

MAIN SHUTOFF VALVE Satisfactory

Notes:

Located in mechanical room, turn dial on the left side



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

See previous photos from bathroom and kitchen

WATER HEATER Satisfactory

Notes:

electric water heater located in mechanical room.

38 gallons

Made Oct. 2017 (5 years old) typical lifespan is 10 years



VENT SYSTEM Satisfactory

Notes:



ELECTRICAL

CONDUCTORS N/A

Notes:



OVERCURRENT PROTECTION Satisfactory

Notes:



RECEPTACLES Inspected

Notes:

See previous notations

AMP RATING Other

Notes:

Sub panel in large condo

MAIN DISCONNECT Not Inspected

Notes:

WIRING METHOD Other

Notes:

Unable to inspect due to access limitations.

Panel was painted with the wall, removing might cause the paint to be damaged



CIRCUIT PANEL Inspected

Notes:

See previous notations

HEATING & COOLING

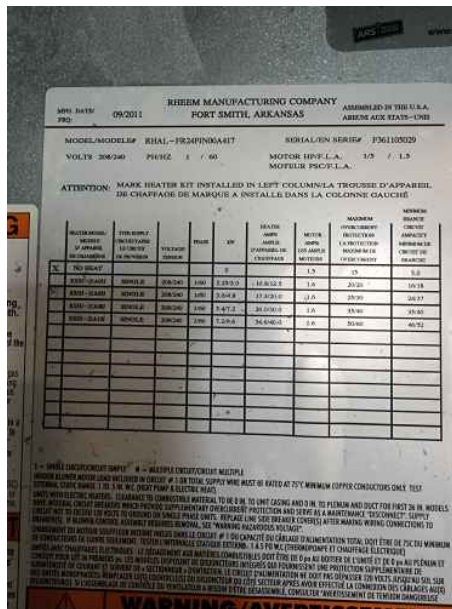
ENERGY SOURCE Electric

Notes:

HEATING SYSTEM Forced Air

Notes:

Built in 2011. Check notes later



HEATING SYSTEM OPERATION Satisfactory

Notes:



COOLING SYSTEM Satisfactory

Notes:

COOLING SYSTEM OPERATION Satisfactory

Notes:



THERMOSTAT Satisfactory

Notes:

Located on left side of the living room wall



AIR FILTER(S) Satisfactory

Notes:

20x20x1



SMOKE ALARM(S) Inspected

Notes:

One detector was located outside of the bedroom, the inspector recommends to have an additional one installed in the main living space for safety.



CARBON MONOXIDE ALARM(S) Inspected

Notes:

See previous notes on smoke alarms

ADDITIONAL DETAILS

SUMMARY:

Bathroom 1 - Flooring

Tiles missing grout to the left of the toilet seen in 2nd and 3rd photos.

Bathroom 1 - Walls

Wall above door shows signs of previous repair, spot was checked with moisture meter seen in first photo and showed no signs of active water leak.

Cosmetic issue

Wall above shower head shows signs of previous water exposure, moisture meter did not detect any active leaks seen in 2nd and 3rd photo. Cosmetic issue

***Note* Multiple walls show signs of previous water issue, no active leaks were observed during the inspection**

Bathroom 1 - Ceiling

3-4 spots against the back wall show signs of previous water damage seen in photos, no active water leaks were observed.

Paint or some substance smeared on ceiling seen in 4th photo, cosmetic issue

***note* if in question ask current owner of past water damage that was repaired.**

Bathroom 1 - Counters

Sealant or caulking is missing behind the bathroom sink. Some areas are sealed but it'd be a good practice to remove existing sealant and replace all new at one time

Sealant missing on left side of counter top base that connects to the trim.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 1 - Sinks

Sink stopper does not seal to allow water to accumulate. Recommend repair

/ replacement by a homeowner or handyman.

120 degrees is the recommended in home water temperature by the EPA. This temp helps eliminate the risk of bacteria and can be adjusted at the water heater by the homeowner or a qualified handyman.

Bathroom 1 - Bathtub / Shower

Multiple areas of caulking or sealant that has deteriorated was located in the corner of the shower and a few spots at the base of the wall that connects to the tub.

Caulking missing around the base of the tub faucet.

Shower function located on top of the tub faucet did not operate correctly under normal circumstances. (Very stiff)

Recommend repair / replacement by a homeowner or handyman.

Bathroom 1 - Toilet

Floor seal around toilet should be replaced to prevent any water intrusion into the floor. Seen in 3rd photo

Bathroom 1 - Venting

One ceiling vent in the bathroom. Unit is at the end of its life (slow to function and loud) and should be replaced by homeowner or a qualified handyman.

Bedroom 1 - Doors

Whole from previous door stop is located at the top of the backside of the door.

Bedroom 1 - Lighting

Outlet switch on the left circled in photo does not have a function. Light and fan operated using the switch on the right.

If in question, Recommend further evaluation by a qualified electrician or contractor.

Living Area 1 - Flooring

Floor located by mechanical room is not level and floor boards "give" when walked over. Most likely caused by insufficient underlayment.

Recommend repair / replacement by a homeowner or qualified flooring contractor.

Living Area 1 - Windows

Caulking around all windows in the living room show cracks or deterioration and should be re-caulked or sealed. All windows did operate correctly.

Living Area 1 - Outlets

Bottom outlet located on right side of the living room has an open ground and open neutral that can be seen in the second photo causing this socket to not operate.

Recommend further evaluation by a qualified electrical contractor.

Living Area 1 - Lighting

Lights function properly.

Note that like the bedroom the first switch highlighted in photo has no function.

Recommend to have a qualified electrician complete repairs.

Kitchen - Countertops

Sealant behind kitchen sink needs to be replaced, seen in first photo.

Kitchen - Dishwasher

Did not function under normal operating conditions. Recommend repair / replacement by a homeowner or handyman.

Kitchen - Stove / Oven

Display on stove isn't functioning correctly. Recommend further evaluation by a qualified contractor.

Stove does function properly

Kitchen - Outlets

Both outlets on the side of the stove/oven should be gfci due to their proximity to the sink. Recommend repair / replacement by a homeowner or handyman.

Plumbing - Main Shutoff Valve

Located in mechanical room, turn dial on the left side

Plumbing - Water Heater

electric water heater located in mechanical room.

38 gallons

Made Oct. 2017 (5 years old) typical lifespan is 10 years

Heating & Cooling - Smoke Alarm(s)

One detector was located outside of the bedroom, the inspector recommends to have an additional one installed in the main living space for safety.