



Accu-Check Inspection

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Inspection reference: 1168

Confidential Inspection Report

133 Ingle

Prepared for:
Pie 102 LLC

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ACCU-CHECK HOME INSPECTION

*** PROPERTY ***

INSPECTION ADDRESS: 133 Ingle.
INSPECTION DATE: 12/23/2024.
INSPECTION NO: 241223-2.
CLIENT NAME: Pie 102 LLC.

The following report will tell you a great deal about the overall condition of this property based on a visual review the day of the inspection and as outlined in the Inspection Agreement. Please read the entire report. Maintenance/cosmetic considerations may be mentioned but are not within the scope of this inspection. Any items not found in this report were not inspected.

The purpose of this inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client and some items which may be of concern to the client may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend qualified professionals in that field be called upon to make those repairs and advise client to obtain all paperwork from these professionals concerning the work performed. We further recommend maintaining all paperwork on repairs for future reference.

*** GENERAL CONDITIONS ***

55 INSPECTOR: Jim Prudhomme TN. #302.
56 PARTIES PRESENT: Seller.
57 HOUSE OCCUPIED: Vacant.
58 ESTIMATED AGE: Estimated age of home as given: 67.
59 BUILDING TYPE: Single Family.
60 STORIES: Property is a 1 story structure.
61 WEATHER: Clear. Cold.
62 NOTE: There was no utility service to the home at time of inspection. Any mention of a mechanical system is to verify the system is present. None were tested or operated.

EXTERIOR

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or past/present termite infestation. Probing wood, dismantling etc. for termites or termite damage is beyond the scope of this inspection.

*** CONDITIONS/COMPONENTS ***

101 DRIVEWAY:

Concrete.

102 WALKWAYS:

Concrete. Front walk damaged and missing parts. Recommend review/repair as needed.

104 SIDING:

Brick.

105 TRIM:

Wood. Recommend caulking/painting as needed. Bare wood noted at several areas.



106 WINDOWS:

Type: Wood. Windows boarded up at exterior. Many appear to need replacement.



107 ELECT:

Exposed wiring noted at: Right side. Recommend review/repair as needed by licensed electrician.

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109 HOSEBIBS:

Present.

111 BELL/CHIME:

N/A.

112 DOORS:

Strike plates missing at front door unit. Jamb damaged also noted. Recommend repair.



113 LOT/GRADE:

Flat lot.

114 GAS METER:

Located at: left side.



115 EXPOSED FOUNDTN:

Concrete. Slab on Grade.

116 SLAB:

Concrete. Homes built with slabs may have ductwork, pipes (water and/or gas) and electrical running underneath. As it is impossible to determine conditions of these elements, they are specifically excluded from the scope of this report.

120 COMMENTS:

There was damage noted at all of the interior surfaces of the home. This property will need a complete gut job down to the studs. A mechanical system replacement should also be expected. The electrical service needs to be updated. The roof decking will need to be replaced. A new roof is needed. Recommend review of the home by a licensed contractor to determine the scope of needed repairs throughout.



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We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration. All exterior grades should allow for surface and roof water to flow away from the foundation.

***** PATIO/PORCH/DECK #1 *****

201 TYPE: N/A.

***** PATIO/PORCH/DECK #2 *****

201.1 TYPE: N/A.



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ROOF SYSTEM

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. This situation is not normally present during our inspection. Additionally, we recommend all roof repairs/replacement be performed by qualified roofing contractors.

***** CONDITIONS/COMPONENTS *****

301 TYPE/MATERIAL:

Sloped. Covering: Composition. Observed from ground and eaves with ladder.

303 ROOF CONDITION:

It appears this roof has more than two layers of roofing present. Normally no more than 2 layers are acceptable. Missing shingles noted at: areas throughout. Active leakage noted. Recommend review/repair as needed by licensed roofing contractor.



ATTIC AREA

Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

*** CONDITIONS/COMPONENTS ***

401 ACCESS:

Located at: Hall. Accessed. Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom.

402 FRAMING:

Rafters. There was organic growth noted at the rafters and ceiling joists. Recommend repair as needed by a qualified mold contractor.



403 SHEATHING:

Wood plank. Damage from leakage noted. Mildew noted. Recommend repair as needed.



404 EVID.OF MOIST:

Yes. Leakage noted.

405 INSULATION:

Where visible approximate thickness is: 1-2 inches, recommend installing additional insulation. Recommend additional insulation in the attic area. Recommend to remove the styrofoam insulation materials.

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406 VENTILATION:
407 ELECTRICAL:

Vents: gable vents.

Open wiring splices noted; these should be encased in a junction box. Loose hanging wires noted. Recommend securing. Recommend review/repair as needed by licensed electrician.





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LAUNDRY COMPONENTS

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

***** CONDITIONS/COMPONENTS *****

601 LOCATION:

No visible laundry connections.

610 WASHER HOOKUP:

We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.



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FIREPLACE/CHIMNEY

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests.

Due to factors such as cleanliness, offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

***** CONDITIONS/COMPONENTS *****

651 CHIMNEY:

Service chimney only.

MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore we can only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Some homes will contain older systems/units and we cannot determine the remaining life expectancies. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. The local fuel provider is the final authority for all gas appliances, therefore, we recommend that a safety inspection be performed by your local utility company. Normal service, cleaning and maintenance is recommended on a yearly basis.

*** HEATING CONDITIONS ***

801 FURNACE LOC:

Gas wall heater present. Unit does not appear to be operable. Recommend replacement.



809 THERMOSTAT:

Thermostat damaged. Recommend review/repair as needed.

*** A/C CONDITIONS ***

901 AIR COND.TYPE:

None present.

PLUMBING SYSTEM/WATER HEATER

Shut off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut off valves and angle stops be turned regularly to ensure free movement in case of emergency.

*** PLUMBING CONDITIONS/COMPONENTS ***

- 1001 PLUMB SUPPLY: Property has public water supply. Main shut off noted at street.
1002 SUPPLY PIPES: Plastic PVC.
1003 PLUMBING WASTE: Public waste system.
1004 WASTE PIPES: Type: Cast iron.

*** WATER HEATER CONDITIONS/COMPONENTS ***

- 1011 BRAND: Located at: closet.
1012 FUEL/CAPACITY: Gas. 40 Gallons.
1013 WATER HTR COND: The unit is not installed in a level position. Significant rust noted at top of unit. Unit will need replacement.



1015 EXHAUST VENT:

Loose/disconnected/negative sloped or poorly fitting vent pipes will allow products of combustion to escape. This is a safety concern. Recommend review/repair by HVAC contractor.

ELECTRICAL SYSTEM

NOTE: Ground Fault Interrupters may not have been required when the home was built. We suggest buyer consider upgrading with GFI's at all receptacles near water sources where not already present, such as the kitchen, bathrooms, garage, and exterior outlets to enhance your electrical safety. We recommend these devices be tested monthly.

***** SERVICE/CONDITION *****

1101 SERVICE LOCAT:

The main panel is located at: closet. The main electrical service is approximately; 60 amps. Volts; 120/240.

1102 SERVICE COND:

Service entrance is: overhead. Overload protection provided by: breakers. Single main disconnect, present. Main service entry cable is: copper. General lighting conductor is: copper.

1104 ADDT COMMTS:

The interior panel could not be opened due to foam sealant sealing it shut. The electrical system appears to be only 50 amps. There is a requirement of at least 100 amps for a single family home. Recommend review/repair by licensed electrician.





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SMOKE DETECTOR

Recommend installing smoke detectors on every level of the home. These devices should be tested weekly. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months to a year, or when the smoke detector chirps, signaling a low battery. It is also recommended you develop and rehearse escape plans in case of fire.

***** LOCATION/CONDITION *****

1111 LOCATION:

Located at: None present, recommend installing on all levels.

INTERIORS

There is a time period between listing of the property and possession by the purchaser that varies greatly. Seals, gaskets and hoses can become dried out or brittle when left unoperated over a period of time. Recommend operating all appliances, plumbing, sinks and toilets at final walk through.

*** KITCHEN ***

1301 FLOORS:

The flooring at this home was damaged throughout. Recommend replacement throughout as needed.



1302 WALLS:

There are holes noted at the kitchen area walls. Recommend review/repair as needed.



1303 CEILINGS:

Large hole noted at ceiling due to leakage. Recommend review/repair as needed.

1306 CABINETS:

Missing drawer noted. Recommend review/repair as needed.



1307 COUNTER TOPS:

Serviceable.

1308 ELECTRICAL:

Miss/damaged light fixtures. Loose outlets. Recommend repair as needed by licensed electrician.



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1309 SINK: Serviceable.
 1310 FAUCETS: Present.
 1311 SERVICE/DRAIN: Present.
 1314 STOVE/COOKTOP: N/A.
 1315 OVEN: N/A.
 1316 HOOD/FAN: N/A.

***** LIVING ROOM *****

1501 LOCATION: Located at: front.
 1502 FLOORS: Damage/deterioration is noted.
 1503 WALLS: Moisture stains noted. Staining noted. Recommend review/repair as needed.
 1504 CEILINGS: Deterioration noted. Sagging noted. Visible mold noted. Recommend review/repair as needed.



1505 DOORS: Serviceable.
 1506 WINDOWS: Serviceable.
 1507 ELECTRICAL: Some lights are inoperable. Improper use of extension cord noted at outlet. Recommend review/repair as needed by licensed electrician.



BATHROOM AREAS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. We can only inspect what we can see. Shower heads/faucets and drain stoppers, as with most mechanical fixtures will require repair/replacement at some point in time and we cannot predict future failure of these items.

*** BATH-#1 CONDITION ***

2201.1 BATH LOCAT:	Hall.
2202.1 FLOORS:	Damage noted.
2203.1 WALLS:	Deterioration noted. Recommend review/repair as needed.
2204.1 CEILINGS:	Staining noted.
2205.1 DOORS:	Damage noted. Recommend repair.
2206.1 ELECTRICAL:	Serviceable.
2207.1 WINDOWS:	Present.
2209.1 HEAT SOURCE:	N/A, Recommend repair.
2210.1 TUB/SURROUND:	Wall damaged. Recommend repair.



2212.1 TUB FAUCET:	Present.
2217.1 SINK:	Serviceable.
2218.1 SINK FAUCET:	Present.
2220.1 TRAPS/DRAIN:	Present.
2221.1 TOILET:	Present.

BEDROOM(S)

*** BEDROOM-#1 CONDITIONS ***

2301.1 LOCATION:

Located at: left hand side, rear.

2302.1 FLOORS:

Deterioration noted. Recommend review/repair as needed.



2303.1 WALLS:

Serviceable.

2304.1 CEILINGS:

Stains noted. Damage noted. Styrofoam ceiling tiles noted. Fire hazard. Recommend review/repair as needed.



2305.1 DOORS:

Serviceable.

2306.1 WINDOWS:

Serviceable.

2308.1 CLOSET:

Serviceable.

2309.1 HEAT SOURCE:

N/A, Recommend review/repair as needed.

*** BEDROOM-#2 CONDITIONS ***

2301.2 LOCATION:

Located at: right hand side, rear.

2302.2 FLOORS:

Deterioration noted. Recommend review/repair as needed.

2303.2 WALLS:

Cracking noted. Recommend review/repair as needed.

2304.2 CEILINGS:

Damage noted. Recommend review/repair as needed.

2305.2 DOORS:

Door missing. Recommend review/repair as needed.



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2306.2 WINDOWS:

Serviceable.

2307.2 ELECTRICAL:

Some lights are inoperable. Recommend review/repair as needed by licensed electrician.

2309.2 HEAT SOURCE:

N/A, Recommend review/repair as needed.