



Inspection Report

Chuck Smith

Property Address:
1856 Alpine Way
Duluth GA



Dana Home Inspections, Inc.

Scott Dana
1050 Lakemont Trace
Roswell, GA 30075
404-849-8293
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Date: 8/22/2016**Property:**1856 Alpine Way
Duluth GA**Customer:**

Chuck Smith

Real Estate Professional:**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.

Inspected (IN) = 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 (RR) = 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.

Monitor (M) = No repairs are presently needed but future repairs are possible.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

31 years

Temperature:

Over 85

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

General Summary of Repairs

The following items 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**.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

1. Roofing

ROOF COVERINGS/DECKING

Repair or Replace

1. The roof is in need of immediate replacement with the following issues observed:
 1. Several active leaks detected inside the attic, including some decking damage.
 2. Deteriorated plumbing vent boots.
 3. Unusual rafter separation that is allowing a lot of daylight (and possible moisture) into the attic.
 4. One cracked rafter.
 5. Cracked overhanging ridge shingles.
 6. Leaking around the skylight, as detected using an infrared camera and moisture meter.

FLASHINGS

Repair or Replace

2. Sidewall flashing at the small roofed areas of the chimney chase do not appear to be installed well and should be further evaluated and repaired by a qualified roofer.

SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

3. (1) Rust was observed on the chimney cap. This should be cleaned and painted with a rust inhibitor to prolong its useful life.
4. (2) Rusting metal vents above the roof should be painted with a rust inhibitor to prolong their useful lives.
5. (3) The water heater exhaust vent nailing flange is bent upward, which increases the potential for moisture penetration.

ROOF DRAINAGE SYSTEMS/GUTTERS

Repair or Replace

6. The back gutter appears to be sagging in one area.

2. Exterior

SIDING & EXTERIOR TRIM

Repair or Replace

7. (1) The fiberboard siding is in generally good condition, with some areas having been replaced with more durable fiber-cement siding. However, there were several areas of the remaining fiber board siding around the house that are deteriorated and in need of repair or replacement. It is recommended to have the siding further evaluated and repaired or replaced as needed by a qualified contractor.
8. (2) Some of the window shutters are in poor condition.
9. (3) A few areas of soft or deteriorated wood trim was observed around the house.
10. (4) All exterior penetrations in the siding (e.g., lights, vents, etc) should be properly sealed with exterior silicone to prevent moisture intrusion.

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

2. Exterior

Repair or Replace

- 11. (1) One area of the yard directly behind the garage does not appear to be draining water well.
- 12. (3) Common settling movement was observed at one section of the front concrete walkway.

DOORS (Exterior)

Repair or Replace

- 13. The back screened door does not latch shut.

OTHER

Repair or Replace

- 14. The mailbox is a little loose.

3. Garage

GARAGE DOOR OPERATORS

Repair or Replace

- 15. One of the two overhead garage doors does not fully open.

4. Interiors

WALLS

Repair or Replace

- 16. The tiles around the guest bathtub spout are coming loose.

FLOORS

Repair or Replace

- 17. Active wetness was detected at a swelled area of the flooring inside the front living room. The area was tested with a moisture meter and showed high levels. The flooring should be removed and the issue further evaluated and repaired as needed.

COUNTERS/CABINETS/CLOSETS

Repair or Replace

- 18. (1) The bottom of the kitchen sink cabinet is in very poor condition from previous exposure to moisture. No active leaking was observed, but replacement is needed.
- 19. (2) The half bath sink cabinet bottom has damage from previous exposure to moisture. No active leaking was detected.
- 20. (3) Mold-like substances were observed inside some of the sink cabinets. Although common, if mold is a concern for you the living space should be further tested for by a qualified mold testing professional and removed as needed.

DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

- 21. (1) Due to apparent settling of the door frames, two of the 2nd floor bedrooms doors rub against the door frame when used.
- 22. (2) A 2nd floor guest bedroom folding doors is not shutting properly.

WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- 23. (1) Contact the owner to understand if there is a key available for all of the window locks.

6. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

24. A drip pan is needed for the available laundry floor drain and the dishwasher should be placed in the pan to catch any future leaking.

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

25. (1) The front hose bibb continually drips.
26. (2) The exterior back hose bibb has been winterized and could not be tested. Have operation verified by the seller or qualified individual.
27. (3) Polybutylene plastic plumbing supply lines are installed in the house, which has a higher than normal failure rate that was subject to a class action lawsuit in years past. Copper and Brass fittings have apparently reduced the failure rate but failure is still possible. The house should be further evaluated by a qualified plumber and all Polybutylene piping replaced. The main line from the street does appear to have already been replaced.
28. (4) The kitchen sink faucet is not adequately secured to prevent movement.
29. (5) The 2nd floor guest bathroom sink is leaking inside the cabinet from the sink stopper connection.
30. (6) The guest toilet is very loose from the floor and may indicate a broken flange or problems with the bolts or subfloor. It may also cause leaking. The unit should be removed, the subfloor checked for damage and repaired as needed, and the toilet reinstalled by a qualified plumber.

HOT WATER SYSTEMS & CONTROLS

Repair or Replace

31. The hot water heater was installed in a manner that made the T&P valve unable to be tested as it is pressed up against the wall.

7. Electrical System

SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

32. (1) Screws that have pointed tips are in use at the electrical panel cover, which is not recommended as they can puncture wires. Have replaced with the correct screws by a qualified electrician.
33. (2) I was unable to determine how the electrical system is grounded. Have grounding verified by a licensed electrician.

BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

34. Exposed wires were observed inside the attic at the chimney chase.

CONNECTED DEVICES AND FIXTURES

Repair or Replace

35. (1) The outlet to the left of the kitchen sink is a little loose.
36. (2) Have all burnt out or missing light bulbs in and around the house replaced where needed.
37. (3) There is not doorbell.
38. (4) The motion sensor covering is damaged at the exterior garage flood. This fixture is not tested as part of the inspection.
39. (5) The A/C condensing unit is over-amped. The manufacturer recommends it be connected to a maximum 45 amp breaker when it appears to be connected to a 50 amp one. This may cause damage to the unit by not tripping when needed and should be evaluated and repaired by a qualified electrician.

POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR

7. Electrical System

Repair or Replace

40. The guest bathroom GFCI outlet is showing an open ground. Although this will not impact the GFCI protection, a ground wire is recommended and should be further evaluated and repaired by a qualified electrician.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

41. (1) The back exterior GFCI outlet no longer trips when tested, indicating that the GFCI protection is no longer operational and posing an increased safety risk. The outlet should be replaced.
42. (2) The side exterior outlet is lacking GFCI protection.
43. (3) GFCI protection is missing from the kitchen countertop outlets by the sink.

SMOKE DETECTORS

Repair or Replace

44. I did not locate a 1st floor smoke alarm. And the 2nd floor one needs a new battery.

8. Heating / Central Air Conditioning/ Fireplaces

HEATING EQUIPMENT

Repair or Replace

45. (1) A rigid gas pipe is needed going into the furnace cabinet as the flex pipe can get damaged from the sharp edges of the cabinet opening.

COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

46. (1) Insulation is needed at the exterior suction lines where the existing insulation is missing or worn.
47. (2) Exterior condensate drains should be extended out to drain farther away from the house.
48. (3) Insulation is missing on sections of the A/C suction line inside the attic, causing condensation to form and drip onto the attic floor. This in turn can cause moisture stains on the ceiling below. Have additional insulation added by a qualified HVAC professional.

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

49. The fireplace mantle is not adequately secured to hold heavy objects.

9. Insulation and Ventilation/Attic, Crawl Space, Basement

VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Repair or Replace

50. (1) The whole house fan in the 2nd floor hallway has a control knob missing and the control feels broken.
51. (2) A thermostat controlled vent fan was present in the attic but could not be tested, but is likely not operable. This can be addressed when the roof is replaced.

GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Repair or Replace

52. A nut is missing to a bolt fastener at the attic pulldown ladder.

10. Built-In Kitchen Appliances/Other Appliances

REFRIGERATOR & WATER LINE

Repair or Replace

53. The ice maker was off at the time of the inspection, so I was unable to verify it is working.

10. Built-In Kitchen Appliances/Other Appliances

WASHER/DRYER

Repair or Replace

54. The dryer vent is loose in the laundry room.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

Items to Monitor

These are items that do not appear to be having a negative impact on the dwelling, and may never. Future repairs may be needed.

2. Exterior

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)

Repair or Replace

1.
- (2) Common settling cracks were observed on the driveway.

3. Garage

GARAGE CEILINGS

Monitor

2.
- A moisture stain was observed on the garage ceiling above the water heater but tested as dry using a moisture meter and appears to be an old stain. Recommend cosmetic repairs and monitor for changes.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

Improvements

These are items that may not have been required at the time the dwelling was built, but are generally considered good ideas to incorporate.

1. Roofing

SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

1. (4) The water heater exhaust vent at the back of the house should be repaired to terminate at least 8' from the adjacent sidewall.

4. Interiors

WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

2. (2) The original windows are still installed in the house. It is recommended the windows be replaced with more energy efficient double paned ones.

7. Electrical System

CARBON MONOXIDE DETECTORS

Improvements

3. Due to gas fired appliances, Carbon Monoxide alarms should be added outside each bedroom area and on each floor.

8. Heating / Central Air Conditioning/ Fireplaces

HEATING EQUIPMENT

Repair or Replace

4. (2) The existing sediment trap in the attic for the furnace is no longer considered adequate. However, this will not have any negative impact and can be changed at some point in the future.

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1. Roofing

Items

1.0 ROOF COVERINGS/DECKING

Comments: Repair or Replace

The roof is in need of immediate replacement with the following issues observed:

- 1. Several active leaks detected inside the attic, including some decking damage.
- 2. Deteriorated plumbing vent boots.
- 3. Unusual rafter separation that is allowing a lot of daylight (and possible moisture) into the attic.
- 4. One cracked rafter.
- 5. Cracked overhanging ridge shingles.
- 6. Leaking around the skylight, as detected using an infrared camera and moisture meter.



Leak



Leaks



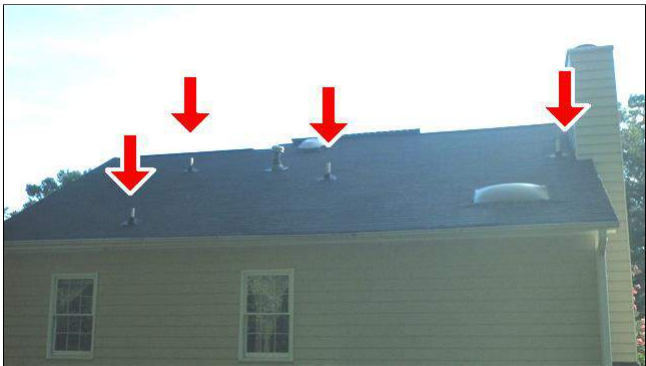
Leak



Cracked rafter



Separation at rafters



Bad boots



Infrared of leaking at skylight



Digital image



Cracked ridge shingles

1.1 FLASHINGS

Comments: Repair or Replace

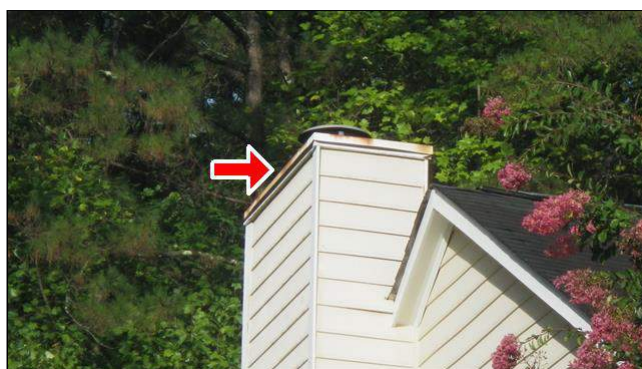
Sidewall flashing at the small roofed areas of the chimney chase do not appear to be installed well and should be further evaluated and repaired by a qualified roofer.



1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

(1) Rust was observed on the chimney cap. This should be cleaned and painted with a rust inhibitor to prolong its useful life.



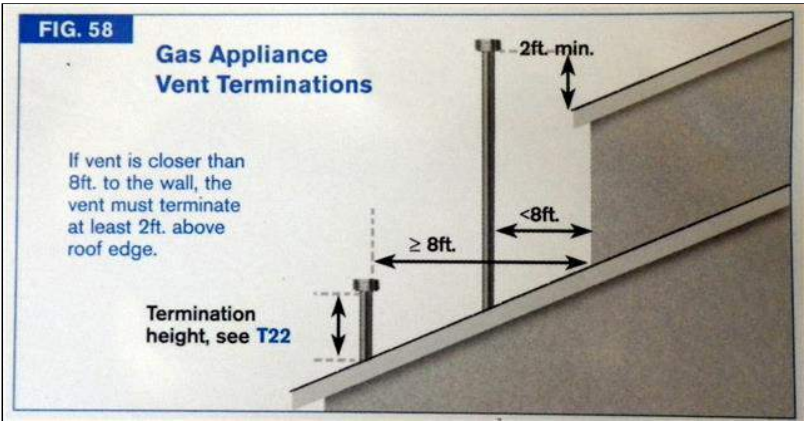
(2) Rusting metal vents above the roof should be painted with a rust inhibitor to prolong their useful lives.



(3) The water heater exhaust vent nailing flange is bent upward, which increases the potential for moisture penetration.



(4) The water heater exhaust vent at the back of the house should be repaired to terminate at least 8' from the adjacent sidewall.



1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Repair or Replace
The back gutter appears to be sagging in one area.



Styles & Materials

Roof Covering: 3-Tab Asphalt	Viewed roof covering from: Ground Binoculars	Chimney (exterior): Fiberboard (Masonite, LP)
Approximate Roof Age: 15-20 years		

2. Exterior

Items

2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

(1) The fiberboard siding is in generally good condition, with some areas having been replaced with more durable fiber-cement siding. However, there were several areas of the remaining fiber board siding around the house that are deteriorated and in need of repair or replacement. It is recommended to have the siding further evaluated and repaired or replaced as needed by a qualified contractor.



Front



Front sidewall



Back sidewall



Back board

(2) Some of the window shutters are in poor condition.



(3) A few areas of soft or deteriorated wood trim was observed around the house.



Garage



Garage back door threshold

(4) All exterior penetrations in the siding (e.g., lights, vents, etc) should be properly sealed with exterior silicone to prevent moisture intrusion.



Gas meter pipe



Service drop

2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) One area of the yard directly behind the garage does not appear to be draining water well.



(2) Common settling cracks were observed on the driveway.



(3) Common settling movement was observed at one section of the front concrete walkway.



2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Comments: Inspected

2.3 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.4 DOORS (Exterior)

Comments: Repair or Replace

The back screened door does not latch shut.



- 2.5 WATER METER
- Comments: Inspected
- 2.6 WINDOWS
- Comments: Inspected
- 2.7 VENTS/VENT HOODS
- Comments: Inspected
- 2.8 OTHER
- Comments: Repair or Replace
- The mailbox is a little loose.



Styles & Materials

Siding Material:	Appurtenance:	Driveway:
Fiberboard (e.g., Masonite)	Patio	Concrete
Brick veneer		

3. Garage

Items

- 3.0 GARAGE CEILINGS
- Comments: Monitor
- A moisture stain was observed on the garage ceiling above the water heater but tested as dry using a moisture meter and appears to be an old stain. Recommend cosmetic repairs and monitor for changes.

**3.1 GARAGE WALLS**

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS

Comments: Repair or Replace

One of the two overhead garage doors does not fully open.

**4. Interiors****Items****4.0 CEILINGS**

Comments: Inspected

4.1 WALLS

Comments: Repair or Replace

The tiles around the guest bathtub spout are coming loose.



4.2 FLOORS

Comments: Repair or Replace

Active wetness was detected at a swelled area of the flooring inside the front living room. The area was tested with a moisture meter and showed high levels. The flooring should be removed and the issue further evaluated and repaired as needed.



4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS/CABINETS/CLOSETS

Comments: Repair or Replace

(1) The bottom of the kitchen sink cabinet is in very poor condition from previous exposure to moisture. No active leaking was observed, but replacement is needed.



(2) The half bath sink cabinet bottom has damage from previous exposure to moisture. No active leaking was detected.



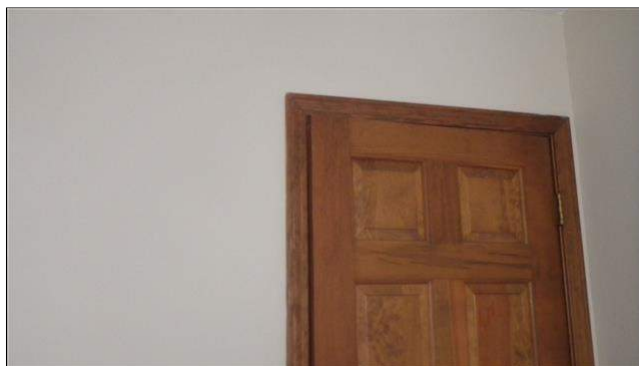
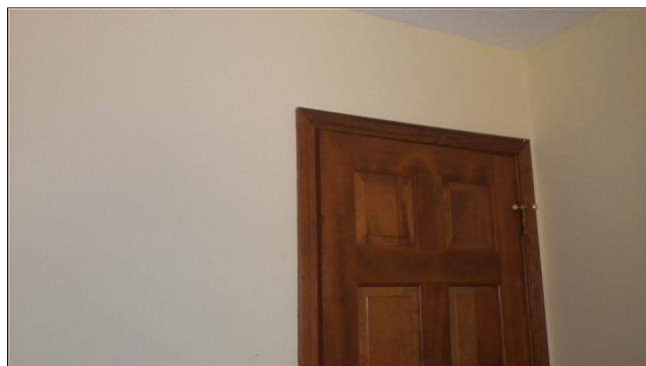
(3) Mold-like substances were observed inside some of the sink cabinets. Although common, if mold is a concern for you the living space should be further tested for by a qualified mold testing professional and removed as needed.



4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Due to apparent settling of the door frames, two of the 2nd floor bedrooms doors rub against the door frame when used.



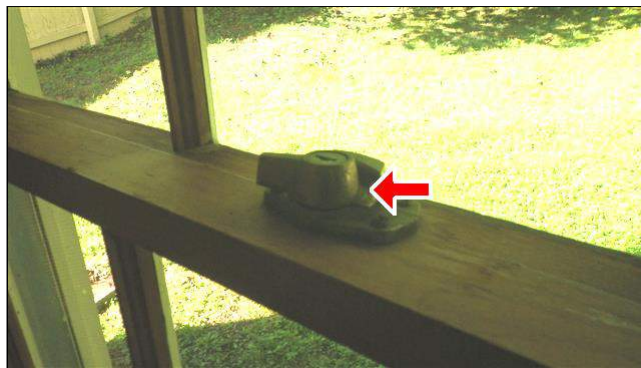
(2) A 2nd floor guest bedroom folding doors is not shutting properly.



4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Contact the owner to understand if there is a key available for all of the window locks.



(2) The original windows are still installed in the house. It is recommended the windows be replaced with more energy efficient double paned ones.



Styles & Materials

Window Types:	Ceiling Materials:	Wall Material:
Double-hung	Gypsum Board	Gypsum Board
Single pane		

5. Structural Components (where visible)

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS OR PIERS

Comments: Inspected

5.3 FLOORS (Structural)

Comments: Inspected

5.4 CEILINGS (structural)

Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Poured concrete	Wood	Wood
Roof Structure:		
Wood Rafters		

6. Plumbing System

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

A drip pan is needed for the available laundry floor drain and the dishwasher should be placed in the pan to catch any future leaking.



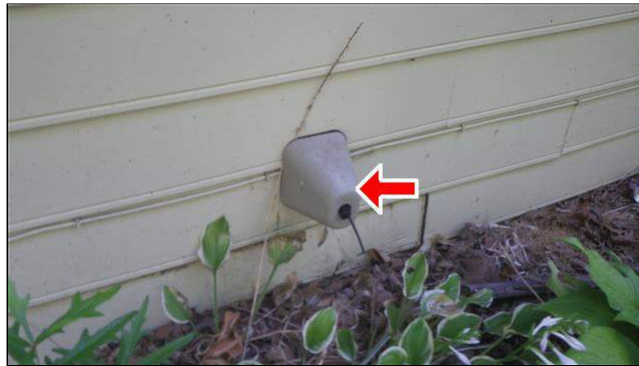
6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

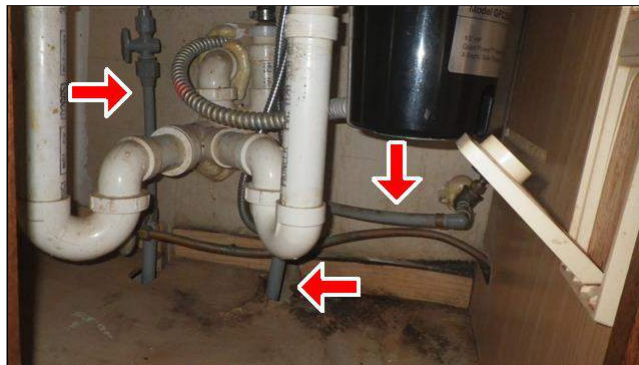
(1) The front hose bibb continually drips.



(2) The exterior back hose bibb has been winterized and could not be tested. Have operation verified by the seller or qualified individual.



(3) Polybutylene plastic plumbing supply lines are installed in the house, which has a higher than normal failure rate that was subject to a class action lawsuit in years past. Copper and Brass fittings have apparently reduced the failure rate but failure is still possible. The house should be further evaluated by a qualified plumber and all Polybutylene piping replaced. The main line from the street does appear to have already been replaced.



(4) The kitchen sink faucet is not adequately secured to prevent movement.



(5) The 2nd floor guest bathroom sink is leaking inside the cabinet from the sink stopper connection.



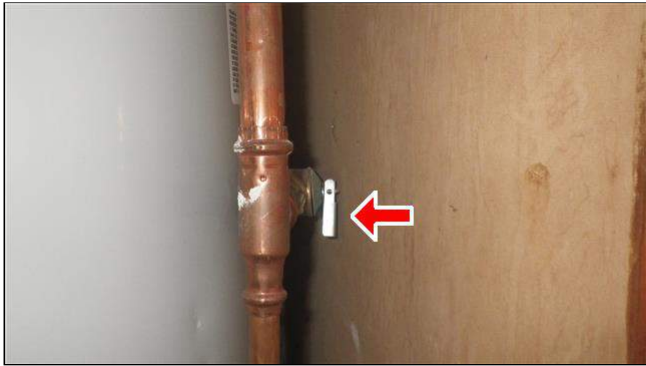
(6) The guest toilet is very loose from the floor and may indicate a broken flange or problems with the bolts or subfloor. It may also cause leaking. The unit should be removed, the subfloor checked for damage and repaired as needed, and the toilet reinstalled by a qualified plumber.



6.2 HOT WATER SYSTEMS & CONTROLS

Comments: Repair or Replace

The hot water heater was installed in a manner that made the T&P valve unable to be tested as it is pressed up against the wall.



- 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments: Inspected
Garage
- 6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
Comments: Inspected
- 6.5 MAIN FUEL SHUT OFF (Describe Location)
Comments: Inspected
The main fuel shut off is at the gas meter outside.
- 6.6 WATER PRESSURE
Comments: Inspected
- 6.7 FLEXIBLE APPLIANCE CONNECTORS (FACs) & CSST
Comments: Inspected
- 6.8 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)
Comments: Inspected

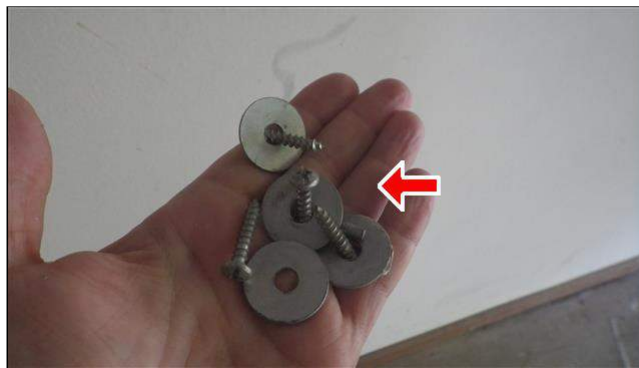
Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): POLY
Plumbing Waste: Not visible	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon
Water heater brand: BRADFORD-WHITE	Water Heat Age: 4 years	

7. Electrical System

Items

- 7.0 SERVICE ENTRANCE CONDUCTORS/SIZES
Comments: Inspected
- 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Comments: Repair or Replace
(1) Screws that have pointed tips are in use at the electrical panel cover, which is not recommended as they can puncture wires. Have replaced with the correct screws by a qualified electrician.



(2) I was unable to determine how the electrical system is grounded. Have grounding verified by a licensed electrician.



7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

Exposed wires were observed inside the attic at the chimney chase.



7.3 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

(1) The outlet to the left of the kitchen sink is a little loose.



(2) Have all burnt out or missing light bulbs in and around the house replaced where needed.



Example, front

(3) There is not doorbell.



(4) The motion sensor covering is damaged at the exterior garage flood. This fixture is not tested as part of the inspection.



(5) The A/C condensing unit is over-amped. The manufacturer recommends it be connected to a maximum 45 amp breaker when it appears to be connected to a 50 amp one. This may cause damage to the unit by not tripping when needed and should be evaluated and repaired by a qualified electrician.



7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR

Comments: Repair or Replace

The guest bathroom GFCI outlet is showing an open ground. Although this will not impact the GFCI protection, a ground wire is recommended and should be further evaluated and repaired by a qualified electrician.



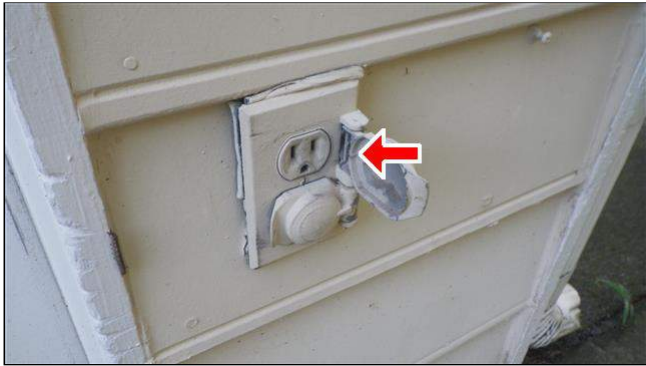
7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

(1) The back exterior GFCI outlet no longer trips when tested, indicating that the GFCI protection is no longer operational and posing an increased safety risk. The outlet should be replaced.



(2) The side exterior outlet is lacking GFCI protection.



(3) GFCI protection is missing from the kitchen countertop outlets by the sink.



7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected
Garage.

7.7 SMOKE DETECTORS

Comments: Repair or Replace
I did not locate a 1st floor smoke alarm. And the 2nd floor one needs a new battery.



7.8 CARBON MONOXIDE DETECTORS

Comments: Improvements
Due to gas fired appliances, Carbon Monoxide alarms should be added outside each bedroom area and on each floor.

Styles & Materials

Electrical Service Conductors: Overhead service	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex (Non-Metallic Sheathing)	

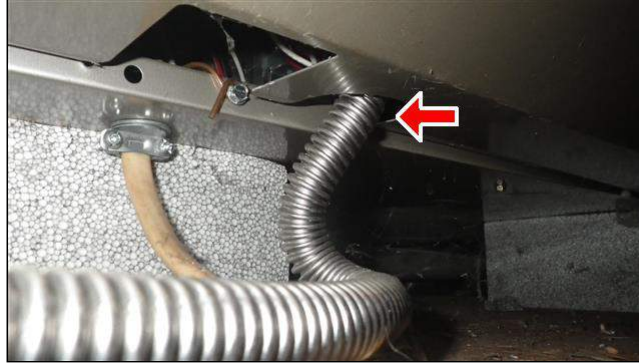
8. Heating / Central Air Conditioning/ Fireplaces

Items

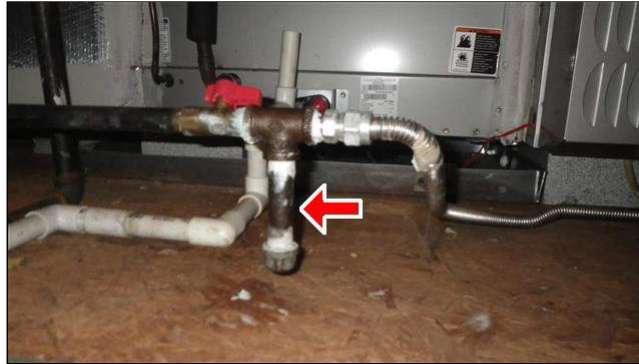
8.0 HEATING EQUIPMENT

Comments: Repair or Replace

(1) A rigid gas pipe is needed going into the furnace cabinet as the flex pipe can get damaged from the sharp edges of the cabinet opening.



(2) The existing sediment trap in the attic for the furnace is no longer considered adequate. However, this will not have any negative impact and can be changed at some point in the future.



8.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) Insulation is needed at the exterior suction lines where the existing insulation is missing or worn.



(2) Exterior condensate drains should be extended out to drain farther away from the house.



(3) Insulation is missing on sections of the A/C suction line inside the attic, causing condensation to form and drip onto the attic floor. This in turn can cause moisture stains on the ceiling below. Have additional insulation added by a qualified HVAC professional.



8.2 NORMAL OPERATING CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

The fireplace mantle is not adequately secured to hold heavy objects.



8.5 GAS FIRELOGS AND FIREPLACES

Comments: Inspected

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heating System Brand: CARRIER	Heat System Age: 12 years	Types of Fireplaces: Gas starter/Wood burning
Operable Fireplaces: One	Cooling Equipment Type: Condensing Unit	Cooling System Age: 12 years
Central Air Brand: CARRIER	Number of Cooling Systems: One	

9. Insulation and Ventilation/Attic, Crawl Space, Basement

Items

9.0 INSULATION IN ATTIC/WALLS

Comments: Inspected

9.1 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

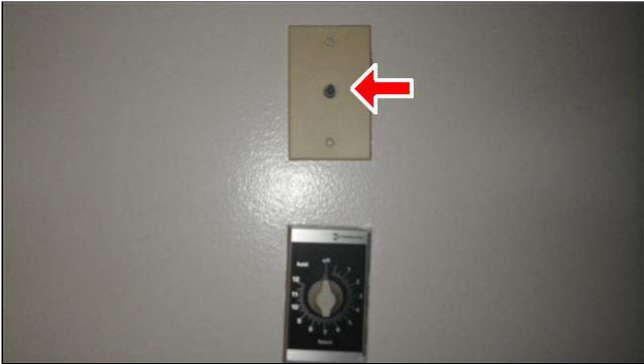
9.3 VENTING SYSTEMS (Kitchens, baths, laundry, fireplace)

Comments: Inspected

9.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Repair or Replace

(1) The whole house fan in the 2nd floor hallway has a control knob missing and the control feels broken.



(2) A thermostat controlled vent fan was present in the attic but could not be tested, but is likely not operable. This can be addressed when the roof is replaced.



9.5 EVIDENCE OF RODENTS IN ATTIC/ELSEWHERE

Comments: Inspected

There was no evidence of rodents detected in the attic at the time of the inspection. Rodent activity is not always evident in attics even when activity is occurring.

9.6 GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Comments: Repair or Replace

A nut is missing to a bolt fastener at the attic pulldown ladder.



Styles & Materials

Attic Insulation:	Ventilation:	Dryer Power Source:
Blown	Ridge vents	220 Electric
Fiberglass	Soffit Vents	
Attic info:	Method used to observe attic:	
Pull Down stairs	Walked	

10. Built-In Kitchen Appliances/Other Appliances

Items

- 10.0 DISHWASHER
- Comments: Inspected
- 10.1 RANGES/OVENS/COOKTOPS
- Comments: Inspected
- 10.2 RANGE HOOD
- Comments: Inspected
- 10.3 GARBAGE DISPOSER
- Comments: Inspected

10.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

10.5 REFRIGERATOR & WATER LINE

Comments: Repair or Replace

The ice maker was off at the time of the inspection, so I was unable to verify it is working.

**10.6 COMMON RECALLS CHECK**

Comments: Inspected

10.7 WASHER/DRYER

Comments: Repair or Replace

The dryer vent is loose in the laundry room.

**11. Infrared Scan****Items****11.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ISSUES REPORTED IN OTHER SECTIONS)**

Comments: Inspected