



## Cingo Residential Home Inspection

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123 Any St, Atlanta, GA 30120

March 30, 2023 02:00 pm

**Report Created For:** Taleca Bradford



Inspector  
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## Report Remarks

Thank you for choosing Cingo to inspect your home. We completed a visual inspection of the property on the date noted above and have included deficiencies found under each category. Not all deficiencies will be present in the report summary; please read the entire report for the complete assessment of the home, paying particular attention to the items in the report summary. If at any time you have questions, feel free to contact your inspector or our office.

To review our Standards of Practice, visit:

[https://ashiwebstorage.blob.core.windows.net/files/docs/standards\\_updated3-4-2015.pdf](https://ashiwebstorage.blob.core.windows.net/files/docs/standards_updated3-4-2015.pdf)

# DEFECT SUMMARY

- DEFICIENCY 2.1 Attic- Insulation / Ventilation: Attic: Improve Attic Insulation
- DEFICIENCY 2.2 Attic- Insulation / Ventilation: Attic: Attic Hatch Needs Cover
- DEFICIENCY 3.1 Garage- Exterior: Garage: Opener Inoperative
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# 1: Inspection Details

## Information

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### **General : In Attendance**

Client, Buyer Agent

### **General : Occupancy**

Vacant, Unfurnished

### **General : Style Of Home**

Ranch, Multi-Level

### **General : Utilities**

Water, Gas, Electric

### **General : Weather**

Clear

## 2: Attic

### Information

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#### General : Attic Access

Accessible via Scuttle Hole in Ceiling, Located: Upstairs Closet

#### General : Attic Insulation

Fiberglass, Estimated R Value: R25-R30 in Main Attic

#### General : Attic Flooring

Un-Floored

### Deficiencies

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#### DEFICIENCY 2.1

##### Insulation / Ventilation: Attic

Improve Attic Insulation

Improve: The attic insulation should be improved to R38, which is present day standard. The attic access panel (when installed) should be insulated with foam board and weather-stripped or otherwise covered to limit unconditioned air infiltration into finished areas.

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#### DEFICIENCY 2.2

##### Insulation / Ventilation: Attic

Attic Hatch Needs Cover



Repair: The attic access cover is missing and should be installed to limit flow of air from the attic into the living areas. The cover should be insulated with foam board and weather-stripped to limit unconditioned air infiltration into finished areas. Otherwise an insulated

cover could be placed over the opening. Make sure all side attic access doors are also insulated and weather-stripped.

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## 3: Garage

### Information

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**General : Garage Type**

Attached

**General : Number Of Bays**

Two Car

**General : Overhead Garage Doors**

Metal, Automatic Opener (electric eye reversing mechanism)

### Deficiencies

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#### DEFICIENCY 3.1

**Exterior: Garage**

Opener Inoperative



Repair: The garage door opener appears to be inoperative. It should be repaired as necessary by a qualified garage door company. The reversing mechanism should be checked for proper operation.

#### DEFICIENCY 3.2

**Exterior: Garage**

Impact Reverse Adjustment Needed



Repair, Safety Issue: The garage door opener did not automatically reverse using standard testing procedures as required by the National Safety Council (door must reverse upon hitting a 2x4 block of wood laid flat on the floor below the door). There is a risk of injury, particularly to children, and damage to vehicles under this condition. The opener and door should be serviced and adjusted as needed by a qualified garage door service company.

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### DEFICIENCY 3.3

#### **Exterior: Garage**

##### Electric Eyes - Wrong Height

Repair, Safety Issue: The electric eyes (safety beams) for the garage door opener(s) are not set at a proper height for safe operation (should be set at 4" - 6" from floor per manufacturer's recommendations). These should be adjusted as necessary for proper operation and safety.

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# 4: Structural Components

## Information

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### General : Foundation

Slab on Grade (Basement and Garage Slab), Concrete Block Walls

### General : Columns/Piers

Steel Columns

### General : Floor Structure

Wood Joists - 2x10, Plywood Floor Decking, Not Totally Visible (due to finishes)

### General : Wall Structure

Stud Size: 2x4, Above Components Assumed (not totally visible)

### General : Ceiling Structure

Wood Joist - 2x8, Not Totally Visible

### General : Roof Structure

Wood Rafters - 2x6, Plywood Sheathing

### General : Crawlspace Access

N/A

## Deficiencies

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### DEFICIENCY 4.1

#### Structural: Foundation

French Drains - Monitor



Monitor: The ends of the french drains which should surround the perimeter footings (appear to be at the location pictured). Monitoring these are important for insuring that the

system is draining properly. Make sure they are not tied to an underground piping system for the downspouts. This condition could allow water to become trapped next to the foundation should the piping become clogged with debris.

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## Deficiencies

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### DEFICIENCY 4.2

#### **Structural: Slabs**

Minor Cracks - Monitor

Monitor: Minor cracking was noted in the concrete slab. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.

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To view more Structural Components photos, [CLICK HERE](#)

# 5: Roofing System

## Information

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### General : Roof Type

Composition Shingle Standard Weight

### General : Roof Flashings

Metal, Vinyl (at plumbing stacks), Drip Edge Flashing

### General : Chimneys

Metal Flue / Siding Veneer

### General : Gutters And Downspouts

Aluminum, Gutter Helmets, Downspouts Discharge above Grade

### General : Skylights

None Located

### General : Method Of Inspection

Viewed from Ladder at Eave

## Deficiencies

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### DEFICIENCY 5.1

#### Roofing: Shingles / Membrane

General Repairs Needed



Repair: General repairs to the roofing are needed, which should be performed by a qualified roofing contractor. Damaged or missing roofing shingles as noted should be replaced. All "eyebrows" (shingles that are lifted up by protruding nail heads) as noted should be repaired by lifting the shingles and re-driving the nails in the decking. All holes and exposed nail heads

should be caulked and sealed. All roof penetrations should also be examined and sealed as necessary, especially as noted.

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## Deficiencies

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### DEFICIENCY 5.2

#### Roofing: Flashings

Older Flashing - Replace



Repair: The flashing components as noted is older material and should be replaced altogether to avoid leaks.

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### DEFICIENCY 5.3

#### Roofing: Flashings

Kick-Out Flashing Needed (Siding)

Repair: No "kick-out" flashing was noted at the intersection of the gutters and siding as noted, which is needed to prevent moisture intrusion into the wall system. This should be installed at all required locations by a qualified contractor as needed for proper moisture protection (see illustration below for details).

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## Deficiencies

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### DEFICIENCY 5.4

#### Roofing: Gutters / Downspouts

Downspouts Discharge Near House



Repair: All of the downspouts should be piped away from the foundation so that they discharge water at least ten (10) feet from the house or into an underground drainage system to prevent moisture infiltration into the basement and settlement of the foundation. The drainage at the left front side appears to be contributing to the damage to the driveway. Recommend using smooth wall piping as opposed to the black ribbed piping, which is more prone to blockages. Storm water should be encouraged to flow away from the building at the point of discharge.

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To view more Roofing System photos, [CLICK HERE](#)

# 6: Exterior Components

## Information

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### **General : Wall Covering**

Fiber Cement Siding, Hardboard Siding, EIFS (Exterior Insulation and Finishing System)

### **General : Eaves / Soffits / Fascias**

Wood

### **General : Exterior Doors**

Wood, Metal

### **General : Window / Door Frames And Trim**

Wood

### **General : Entry Driveways / Walkways / Patios**

Concrete

### **General : Front Entry / Porch**

Wood Handrailings

### **General : Other Porches / Decks / Steps And Railings**

Wood Deck, Wood Railings

### **General : Surface Drainage**

Graded Away From Building at Rear, Graded Away From Building at Left

### **General : Retaining Walls**

Wood Landscaping Timbers

### **General : Fencing**

None

### **General : Number Of Exterior Doors**

4

### **General : Number Of Rooms With Windows With Grade Access**

3

## Deficiencies

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### DEFICIENCY 6.1

#### **Exterior Veneer: Siding / Trim Eaves**

Hardboard Siding (Monitor)



Monitor: Hardboard siding such as this has a limited life and is susceptible to weather damage. While it may be possible to prolong the life of this material, substantial re-siding may ultimately be necessary. In the meantime, the siding should be kept well caulked and painted to prevent moisture intrusion and damage.

## Deficiencies

### DEFICIENCY 6.2

#### Exterior Veneer: Stucco

##### Eifs Warning

Monitor, Possible Concern: EIFS (Exterior Insulation and Finish System - sometimes referred to as "Synthetic Stucco"), as noted on this structure, has had moisture problems in the past with poor installations. It is important that these systems are kept well caulked and sealed to prevent moisture from infiltrating the structure, which can cause damage. All windows, doors, chimneys and intersecting roofs should be properly flashed. Consider having the entire veneer inspected by a stucco repair contractor for repairs and improvements that may be needed.

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## DEFICIENCY 6.3

### Exterior Veneer: Stucco

Eifs Grade Contact



Repair: Synthetic stucco as noted is a weather sensitive material that should be kept well protected and sealed at all times. The bottom edge of this veneer appears to be in contact with the soil, which can be a source of moisture and insect infiltration. All foam board should be cut back to provide at least 6" clearance with the soil and the exposed edges properly sealed. All joints with woodwork should be properly caulked. All windows, doors, chimneys and intersecting roofs should be properly flashed. Consult with a professional stucco contractor adept in repairing these systems.

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## DEFICIENCY 6.4

### Exterior Veneer: Stucco

Eifs Exposed Foam At Grade



Repair: Synthetic stucco as noted is a weather sensitive material that should be kept well protected and sealed at all times. The bottom edge of this veneer appears to have been cut

back from the grade but the edge of the foam backing is exposed which can be a source of moisture and insect infiltration. All exposed edges of the foam should be properly sealed and all joints with woodwork properly caulked. Consult with a professional stucco contractor adept in repairing these systems.

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## Deficiencies

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### DEFICIENCY 6.5

#### Exterior: Windows / Doors

Door Rot Noted



Repair: The door frames show various degrees of rot/damage and needs repairs. Following repair of the damaged areas (which should be combined with exterior painting) proper maintenance of the windows and doors and control of water from roof or surface runoff can avoid further damage.

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### DEFICIENCY 6.6

#### Exterior: Windows / Doors

Adjust Exterior Door



Improve: Exterior doors should be adjusted to close and fit properly as noted for ease of operation and to limit outside air and moisture infiltration.

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## Deficiencies

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### DEFICIENCY 6.7

#### Exterior: Decks

Deck Repairs Needed

Repair, Safety Issue: Repairs are recommended at the rear wood deck for proper safety as listed below, which should be performed by a qualified framing contractor. The contractor should assess all components for proper performance and safety:

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### DEFICIENCY 6.8

#### Exterior: Decks

Bolt Missing Washer and Nut



Repair: One of the bolts attaching the deck ledger to the structure of the house was missing

its washer and nut. Repair and check all bolts.

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### DEFICIENCY 6.9

#### Exterior: Decks

Deck Supported By Bay Or Overhang



Repair, Safety Issue: Decks should not be supported by bays or overhangs and in such cases, should be self supported with columns. The area of the deck at the location pictured is attached to and appears to be supported by the overhang and should instead be supported by separate columns installed on proper footings under the floor system.

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### DEFICIENCY 6.10

#### Exterior: Decks

Open Risers / Openings Between Treads >4"



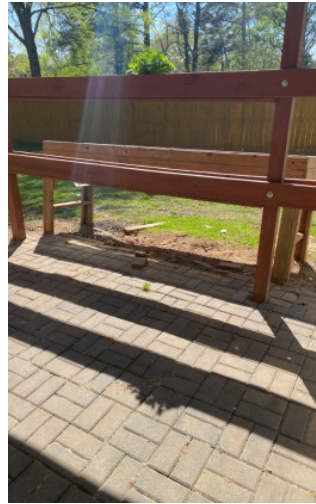
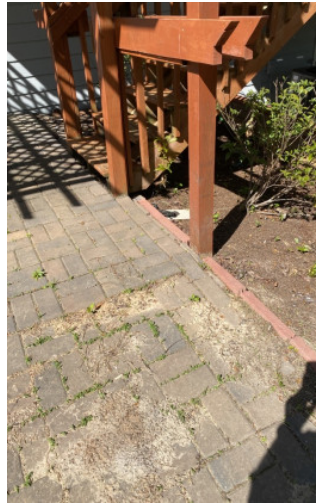
Repair, Safety Issue: Openings between stairs treads are not allowed to be greater than 4" as recommended for child safety.

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### DEFICIENCY 6.11

## Exterior: Decks

### Grade Contact With Wood Columns



Repair: The grade is in contact with the base of the support wood posts for the deck, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.

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## DEFICIENCY 6.12

## Exterior: Decks

### Deck Paint / Stain Needed



Improve: The wood deck should be power-washed and then painted or stained to improve durability and protection against further weather damage.

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## Deficiencies

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### DEFICIENCY 6.13

#### Exterior: Patios / Stoops / Steps

Steps Settled



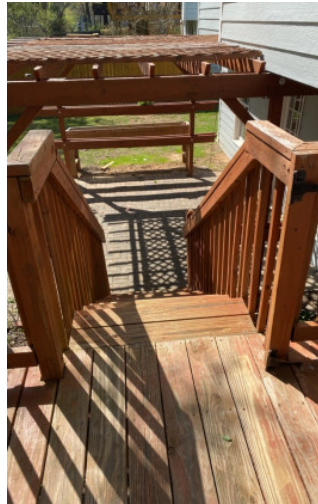
Possible Repair, Safety Issue: The steps at the rear have settled. Repairs or rebuilding altogether should be considered for improved safety. A landing is needed.

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### DEFICIENCY 6.14

#### Exterior: Patios / Stoops / Steps

Handrail Needed (Improve)



Improve, Safety Issue: Recommend installing a handrail at the exterior steps at the location pictured for improved safety. Current safety standards recommend a handrail for steps of four (4) or more risers.

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### DEFICIENCY 6.15

#### **Exterior: Patios / Stoops / Steps**

Patio Settled / Cracked

Monitor, Possible Repair: The patio pavers have settled and cracked and may need repair or replacement in the future.

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## Deficiencies

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### DEFICIENCY 6.16

#### **Exterior: Driveway / Sidewalks**

Driveway Settlement / Heaving

Repair: The driveway has heaved and cracked in some areas as noted and will need repair or replacement. Drainage improvements (see "Roofing" section) are needed to prevent additional damage. The pine tree at the end of the driveway should be evaluated by an arborist to determine if it is causing damage to the driveway.

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## Deficiencies

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### DEFICIENCY 6.17

#### **Exterior: Retaining Walls**

## Retaining Wall Leaning

Monitor, Future Repair: The retaining wall is leaning noticeably and may need major repair or replacement in the near future.

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### DEFICIENCY 6.18

#### Exterior: Retaining Walls

Guardrail Recommended At Retaining Wall



Improve, Safety Issue: Current safety standards require a guardrail for walking areas that are more than 30" off the ground. This provision also applies to finish grades above retaining walls that are attached to the structure. There was no guardrail at the retaining wall as noted and should be installed as needed.

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## Deficiencies

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### DEFICIENCY 6.19

#### Exterior: Landscaping / Fencing

Cut Back Overhanging Limbs



Improve: All overhanging limbs as noted should be cut back to prevent further damage to the roofing shingles and gutters and to prevent rodent infestations into the attic.

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To view more Exterior Components photos, [CLICK HERE](#)

# 7: Electrical System

## Information

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### **General : Size Of Electrical Service**

120/240 Volt Main Service - Service Size: 150 Amps

### **General : Service Drop**

Underground

### **General : Electrical Service Conductors**

Aluminum - 2/0 AWG

### **General : Main Service Disconnect(s)**

Main Breaker Rating 150 Amps

### **General : Main Service Disconnect Location**

Main Panel

### **General : Service Grounding**

Ground Rod Connection

### **General : Overcurrent Protection**

Breaker Panel - Unknown Rating

### **General : Distribution Panel Location(s)**

Garage

### **General : Distribution Sub-Panel(s)**

125 Amp Breaker Panel(s), Located: Garage

### **General : Distribution Wiring**

Copper, "Romex"

### **General : Switches And Receptacles**

Grounded and Ungrounded

### **General : Ground Fault Circuit Interrupters (GFCI)**

Bathrooms, Kitchen, Exterior (Partial), Garage

### **General : Arc Fault Circuit Interrupters (AFCI)**

None Found

### **General : Smoke Detectors**

Present

### **General : Security System**

YES

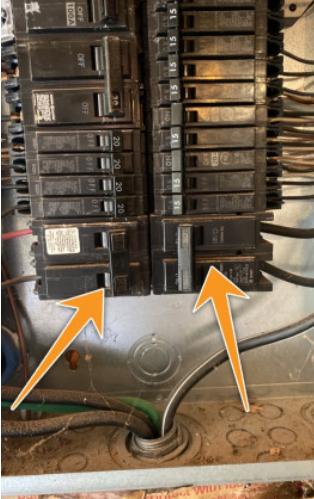
## Deficiencies

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### DEFICIENCY 7.1

#### Electrical: Panels

##### Mismatched Breakers



Monitor, Possible Repair: It appears that circuit breakers have been installed in the main electrical panel that are of a type that do not match with the manufacturer of the panel. This condition can cause the breakers to be uneven and loose, which can lead to poor electrical connections. Have an electrician assess this condition and replace all mismatched breakers as necessary.

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## Deficiencies

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### DEFICIENCY 7.2

#### Electrical: Wiring / Boxes

##### Open Junction Boxes



Repair: All open junction boxes as noted should be fitted with cover plates, in order to protect the wiring and to reduce the risks of potential fires that may be caused by poor connections.

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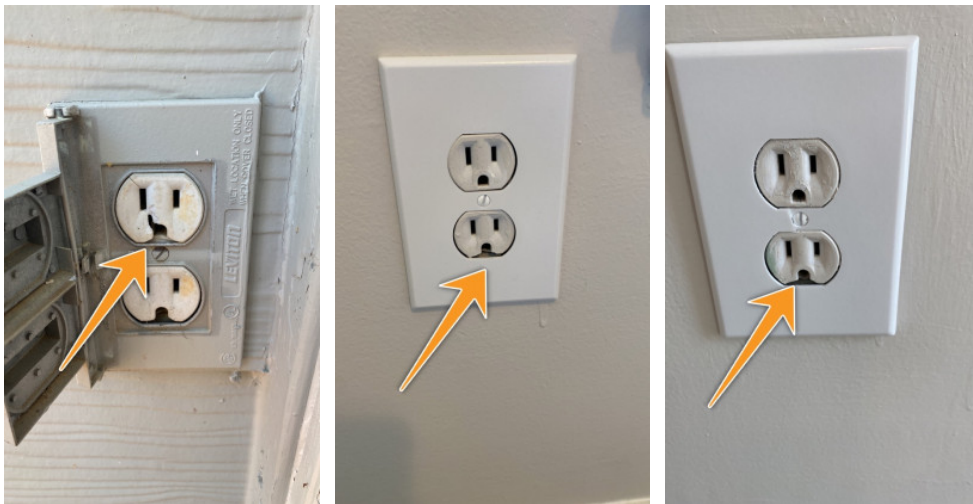
## Deficiencies

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### DEFICIENCY 7.3

#### Electrical: Outlets

Damaged Outlet



Repair, Safety Issue: Damaged outlets as noted should be replaced to prevent shocking hazards. The electrician should check all interior and exterior for damage and replace as needed. OBJ

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### DEFICIENCY 7.4

#### Electrical: Outlets

Reversed Polarity Outlet



Repair, Safety Issue: Outlets having reversed polarity (hot and neutral wires reversed) as noted (s) should be investigated and repaired as necessary. Wiring at the outlet or in the panel may need reconfiguration. The electrician should check all outlets and switches for proper wiring.

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## DEFICIENCY 7.5

### Electrical: Outlets

Missing Cover Plates



Repair, Safety Issue: Missing outlet and damaged cover plates as noted should be replaced as needed to avoid a shock hazard.

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## DEFICIENCY 7.6

### Electrical: Outlets

4 Prong Outlet Needed At Dryer Improve



Improve: The dryer outlet does not meet current standards for grounding requirements (4-pronged outlets now required). Recommend having an electrician change this outlet to the newer 4-pronged outlet if a newer model dryer is used.

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## DEFICIENCY 7.7

### Electrical: Outlets

Exterior Outlets Need Weatherproof Covers



Improve: Up to date and tighter weatherproof covers should be installed on the exterior outlets as noted to prevent moisture intrusion and damage to the wiring.

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## DEFICIENCY 7.8

### Electrical: Outlets

GFCI Outlet Did Not Trip Properly



Repair, Safety Issue: A ground fault circuit interrupter (GFCI) outlet as noted did not respond correctly to testing with an outlet tester. The receptacle(s) and circuit(s) should be investigated and repaired by a licensed electrician as needed for proper protection. The electrician should check all GFCI outlets for proper operation and locations and make repairs as needed.

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## DEFICIENCY 7.9

## Electrical: Outlets

GFCI Recommended All Locations



Improve, Safety Issue: The installation of ground fault circuit interrupter (GFCI) outlets is recommended in the kitchen, baths, and at all exterior locations. 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.

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### DEFICIENCY 7.10

## Electrical: Outlets

AFCI Breakers Recommended

Improve, Safety Issue: The installation of "arc-fault" breakers for the circuits in all living areas is recommended by current safety standards and provides added protection against faulty wiring. Consult with an electrician concerning the installation of these for the enhanced safety of these circuits.

---

## Deficiencies

---

### DEFICIENCY 7.11

## Electrical: Switches

Switch Needed for Light in the Bonus Room



Repair: A light switch for the bonus room could not be found at the time of the inspection. Have the electrician install a switch to control the light or identify where the switch is located.

OBJ

## Deficiencies

### DEFICIENCY 7.12

#### Electrical: Lighting

Damaged Light Fixture



Repair: The damaged light fixture as noted should be repaired or replaced as needed for proper function.

## Deficiencies

### DEFICIENCY 7.13

## Electrical: Smoke / CO Detectors

Smoke/CO Detectors Recommended Inside Bedrooms (Improve)

Improve, Safety Issue: The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as outlined by current safety standards. Also recommend installing carbon monoxide alarms in all sleeping and living areas for improved safety.

---

### DEFICIENCY 7.14

## Electrical: Smoke / CO Detectors

Detector Missing



Repair, Safety Issue: Missing smoke alarms as noted should be reinstalled and tested as needed for proper safety. At a minimum, smoke detectors should be installed outside each bedroom and at every level of the home.

---

## Custom

---

### CUSTOM 7.15

## Electrical: Outlets

GFCI Reset Location

Monitor: The reset buttons for the GFCI outlets located in the bathrooms and exteriors, as applicable, are at the locations pictured.

---

To view more Electrical System photos, [CLICK HERE](#)

## 8: Cooling System

### Information

---

**General : Cooling Equipment Energy Source**

Electricity

**General : Cooling System Type**

Air Cooled Central Air

**General : Number Of A/C Systems**

One

**General : Central Air Manufacturer**

RHEEM

**General : Distribution Methods**

Ductwork

**General : Outdoor Unit Location(s)**

Rear Yard

**General : Tonnage Capacity**

4 Tons Total (1 ton serves ~600 SF)

**General : Cooling Equipment Age (Typical Service Lifespan 8-12 Years)**

6

### Deficiencies

---

#### DEFICIENCY 8.1

**Cooling: Outdoor Condensing Unit**

Outdoor Unit Out Of Level



Repair: The outdoor unit of the air conditioning system is out of level. This condition should be corrected to allow for proper operation of the fan motor and compressor.

---

## DEFICIENCY 8.2

### Cooling: Outdoor Condensing Unit

Outdoor Unit Noisy



Monitor, Possible Repair: The outdoor unit of the air conditioning system is excessively noisy, which could indicate bad bearings in the compressor or fan motor. This condition should be further investigated during servicing and repaired as needed.

---

## Custom

---

## CUSTOM 8.3

### Cooling: Outdoor Condensing Unit

Data Tag (Condensing Unit)



Reference photo(s) of manufacturer data tag(s).

To view more Cooling System photos, [CLICK HERE](#)

# 9: Heating System

## Information

---

**General : Equipment Energy Source**

Natural Gas

**General : Heating System Type**

Forced Air Gas Furnace(s), Electronic Ignition

**General : Btu Input (For Each Gas Furnace)**

100000

**General : System Brand**

AMERICAN STANDARD

**General : Vents/Flues/Chimneys**

Plastic PVC

**General : Distribution Methods**

Ductwork

**General : Number Of Systems**

One

**General : Other Components**

Filter Location: Beside Furnace, Condensate Pump(s)

**General : Furnace/Heat Pump Age (Typical Service Lifespan 18-20 Years)**

16

## Deficiencies

---

### DEFICIENCY 9.1

**Heating: Furnace / Air Handler**

Servicing Needed (Dirty Air Filter)



Repair, Safety Issue: The dirty air filter(s) as noted should be replaced. Dirty filters indicate the systems may have not been serviced recently. The furnace(s) should be serviced and cleaned by a qualified HVAC service company before closing if this has not been done within the last six months according to manufacturers' recommendations. The heat exchangers should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. The gas venting system should be checked for proper drafting and safety. Check with the seller concerning all previous service records.

---

## DEFICIENCY 9.2

### Heating: Furnace / Air Handler

Furnace Non-Op (Add To Std Service Comment)

Repair, Possible Concern: The furnace did not respond to the thermostat, which indicates repairs may be needed. A licensed heating and air conditioning service company should evaluate this condition and make repairs as necessary.

---

## DEFICIENCY 9.3

### Heating: Furnace / Air Handler

Fan Shut-Off Switch Repair



Repair, Safety Issue: The automatic shut-off switch for the blower fan at the furnace did not shut the system off as is necessary to prevent combustion air from contaminating the air supply for the system. Proper operation of this safety device should be checked for all furnaces and repaired as needed by the HVAC technician.

---

## DEFICIENCY 9.4

### Heating: Furnace / Air Handler

Label Furnace Shut-Off Switch



Improve: Recommend labeling the furnace shut-off switch(s) (switch closest to the furnace) to prevent someone from shutting off the furnace by accident.

---

## Deficiencies

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## DEFICIENCY 9.5

### Heating: Gas Piping

Flexible Gas Piping



Repair, Safety Issue: The gas supply line serving the furnace is flexible piping which passes through the outer case of the furnace without protection. This piping runs the risk of being damaged by the edge of the casing and should be replaced with rigid pipe or otherwise protected to prevent future leaks. A drip leg would also be required here.

---

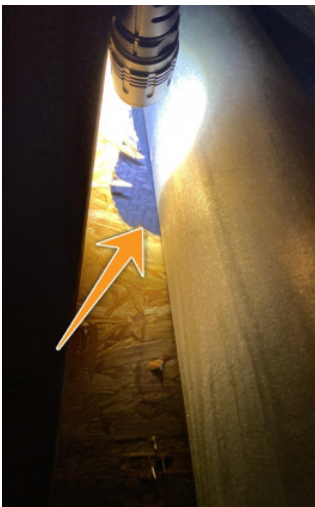
## Deficiencies

---

### DEFICIENCY 9.6

#### Heating: Combustion / Exhaust

Flue Clearance



Repair, Safety Issue: There is insufficient clearance between the exhaust flue and combustible materials as noted (a minimum of 1" clearance is typically required). This is a fire hazard and should be corrected immediately by a qualified heating technician. Typically a metal collar is installed on the vent to prevent further movement and contact with adjoining materials.

---

## Deficiencies

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### DEFICIENCY 9.7

#### Heating: Ductwork

Clean Ductwork (Older System)





Improve, Safety Issue: Due to the age of the ductwork and dust noted in the system, recommend having all supply and return lines vacuumed and cleaned to reduce dust and mold build-up in the systems, which can produce unhealthy air.

---

## Custom

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### CUSTOM 9.8

#### Heating: Furnace / Air Handler

Data Tag (Furnace/Heat Pump)

Reference photo(s) of manufacturer data tag(s).

---

### CUSTOM 9.9

#### Heating: Furnace / Air Handler

Air Filter Access Location

The air filter can be found at the location noted. Replacing the air filter with a new filter of the proper size on a regular basis can improve air quality and extend the life of the furnace/heat pump.

---

To view more Heating System photos, [CLICK HERE](#)

# 10: Plumbing System

## Information

---

### **General : Water Supply Source**

Public Water Supply (assumed - check with seller)

### **General : Service Pipe To House**

Copper (where visible)

### **General : Main Water Valve Location**

Garage

### **General : Interior Supply Piping (Where Visible)**

Copper, Pressure Reducing Valve (PRV): Located at Main Water Shut-off

### **General : Waste System**

Public Sewer System (Assumed - consult with seller)

### **General : Drain/Waste/Vent Piping (Where Visible)**

Plastic - PVC

### **General : Cleanout Location**

Front Yard

### **General : Water Heater**

Gas Tankless Unit(s)

### **General : Water Heater Age (Typical Life 8-12 Years)**

17, mfr year: 2006

### **General : Water Heater Capacity**

Tankless

### **General : Water Heater Manufacturer**

Paloma

### **General : Water Heater Location**

Garage

### **General : Main Fuel Shut-Off Valve Location**

Located At Gas Meter (located: Right Side Yard)

### **General : Other Components**

Interior Fire Sprinkler

## Deficiencies

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## DEFICIENCY 10.1

### Plumbing: Tubs / Showers

#### Tub Stopper Repair

Repair: The tub stopper is inoperative or missing and needs repair or replacement altogether.

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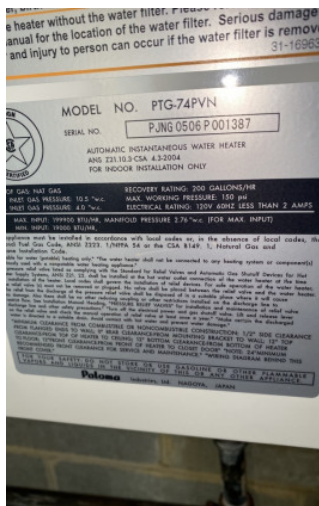
## Deficiencies

---

## DEFICIENCY 10.2

### Plumbing: Water Heaters

#### Older Water Heater



Monitor, Future Repair: The water heater is an older unit that has lasted beyond its typical life span. It would be wise to replace this unit in the near future. One cannot predict with certainty when replacement will become necessary.

---

## DEFICIENCY 10.3

### Plumbing: Water Heaters

#### Vent Pipe - Negative Slope



Repair, Safety Issue: The slope on the water heater vent pipe does not appear to be sufficient for proper venting of the exhaust gases. This should be checked and repaired as necessary.

---

## DEFICIENCY 10.4

### Plumbing: Water Heaters

Expansion Tank Req'D For Tankless Heater?

Monitor, Possible Repair: There was no expansion tank or valve visible near the tankless water heater at the location pictured. Expansion devices are typically required to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems. Some experts have contended that an expansion tank is not required for a tankless water heater. Recommend consulting with a qualified plumber concerning the need for this device and have installed as necessary.

---

## Custom

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## CUSTOM 10.5

### General

Water & Gas Shutoff Valves

Reference photos of water and gas shutoff valve locations.

---

## Custom

---

## CUSTOM 10.6

### Plumbing: Water Heaters

Data Tag (Water Heater)

Reference photo(s) of manufacturer data tag(s).

---

To view more Plumbing System photos, [CLICK HERE](#)

# 11: Insulation / Ventilation

## Information

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### **General : Exterior Wall Insulation**

Not Visible (R11 assumed)

### **General : Basement Insulation**

Not Totally Visible

### **General : Crawlspace Insulation**

N/A

### **General : Crawlspace Ventilation**

N/A

### **General : Vapor Retarders**

House Wrap (assumed - not visible)

### **General : Exhaust Fan/Vent Locations**

Bathroom(s), Laundry/Dryer

## Deficiencies

---

### DEFICIENCY 11.1

#### **Insulation / Ventilation: Basement**

Run Dehumidifier In Basement

Improve: Recommend operating a dehumidifier in the basement area 24/7 to reduce unwanted humidity build-up, which can cause mold and mildew growth.

---

## Deficiencies

---

### DEFICIENCY 11.2

#### **Insulation / Ventilation: Fans**

Install Bath Fan (Improve)



Improve: Recommend installing an exhaust fan (in all bathrooms) vented to the exterior to help remove excessive humidity from this area, which can cause mold and mildew.

---

## Deficiencies

---

### DEFICIENCY 11.3

#### Insulation / Ventilation: Windows and Doors

Repair Door Weatherstripping



Repair: The weatherstripping is damaged and should be repaired or replaced as needed to limit outside air infiltration into conditioned areas.

---

To view more Insulation / Ventilation photos, [CLICK HERE](#)

# 12: Interior Components

## Information

---

### General : Wall And Ceiling Materials

Sheetrock, Stippled Ceilings

### General : Floor Surfaces

Carpet, Laminate

### General : Shower And Tub Surrounds

Fiberglass

### General : Windows And Glazing

Double Hung, Fixed Pane, Double Pane

### General : Doors

Composite, Bi-fold Doors

### General : Home Security: Number Of Floors W/Bedrooms

2

## Deficiencies

---

### DEFICIENCY 12.1

#### Interior: Ceilings / Walls

Previous Patching Noted



Monitor: Previous damage was noted in the walls/ceilings, which has been repaired. Consult with seller concerning history of past leaks or settlement here.

---

## Deficiencies

---

### DEFICIENCY 12.2

#### Interior: Flooring

Toe Trip Hazard



Repair, Safety Issue: The transition at the top of the steps at the carpet and [OBJ] flooring as noted poses a tripping hazard and should be altered for proper safety.

---

## Deficiencies

---

### DEFICIENCY 12.3

#### Interior: Windows

Bedroom Windows Painted Shut



Repair, Safety Issue: A majority of the windows are painted or otherwise stuck shut. Present day safety standards require at least one operable window per bedroom for emergency egress and ventilation.

---

## DEFICIENCY 12.4

### Interior: Windows

#### Fogged Glass



Repair: "Fogged" glass was noted, 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 in this area should be replaced by a qualified glass replacement contractor to prevent further moisture damage to wood components and for proper visibility through the glass. The contractor should inspect all other insulated panels in the house for additional condensation that may be occurring in the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.

---

## Deficiencies

## DEFICIENCY 12.5

## Interior: Cabinetry

Seal Interior Of Cabinets



Repair: The inside panels of the cabinets as noted should be repaired and sealed to prevent the infiltration of outside air and insects.

---

## Deficiencies

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### DEFICIENCY 12.6

## Interior: Stairways

Handrail Missing



Repair, Safety Issue: Handrails are required when there are four or more steps. Add handrail for proper safety.

---

## Deficiencies

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## DEFICIENCY 12.7

### **Interior: Basement**

Run Dehumidifier

Improve: Recommend operating a dehumidifier in the basement area 24/7 to reduce unwanted humidity build-up, which can cause mold and mildew growth.

---

## Deficiencies

---

## DEFICIENCY 12.8

### **Interior: Environmental Issues**

Radon Note (No Test)

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. The EPA recommends that all houses be tested for radon. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

---

To view more Interior Components photos, [CLICK HERE](#)

# 13: Appliances / Fireplaces

## Information

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### General : Appliances Tested

Electric Range / Oven, Microwave Oven (with built-in fan - vents into kitchen), Dishwasher, Refrigerator (with ice-maker), Garbage Disposal

### General : Laundry Facility

240 Volt Circuit for Dryer (3 Pronged Plug), Gas Piping for Dryer, Hot and Cold Water Supply for Washer, Waste Standpipe for Washer, Dryer Vented to Building Exterior

### General : Other Components

Door Bell, Security System (not tested)

### General : Fireplaces

Metal Firebox (with Masonry Insert), Damper, Automatic Gas Logs

## Deficiencies

---

### DEFICIENCY 13.1

#### Fireplaces

Fireplace Servicing Needed?



Possible Repair, Safety Issue: Since the chimney flue(s) are not entirely visible, we recommend that you consult with the seller concerning recent inspections and cleaning performed on the fireplace components and have this performed before closing as needed. Fireplaces and chimneys should be inspected and cleaned once a year under normal usage.

### DEFICIENCY 13.2

## Fireplaces

Gas Logs Turned Off



Monitor: Check with the seller concerning the proper operation of the gas logs as the pilot was not lit at the time of the inspection, which prevented the testing of this appliance.

---

## Deficiencies

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### DEFICIENCY 13.3

#### Appliances: Cooktop / Oven

Anti-Tip Device Needed



Repair, Safety Issue: There was no apparent anti-tip device installed for the oven/range unit, which should be added as needed to prevent the range from tipping when the doors are open.

---

## Deficiencies

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## DEFICIENCY 13.4

### Appliances: Disposal

Disposal Inoperative?



Monitor, Possible Repair: The waste disposal did not turn on with the switch nearby and is either inoperative or not connected. Check with the seller concerning another switch location and it's proper operation and have repaired if needed.

---

## Deficiencies

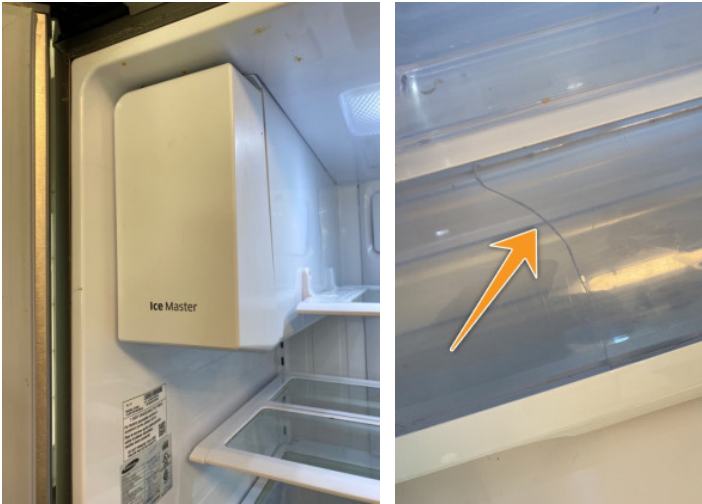
---

## DEFICIENCY 13.5

### Appliances: Refrigerator / Ice Maker

Damage Noted





Repair: Several items were noted as damaged on the refrigerator: freezer exterior handle, interior door shelves, ice maker.

---

## Deficiencies

---

### DEFICIENCY 13.6

#### **Appliances: Dryer / Washing Machine**

Flexible Vent Piping Noted



Improve, Safety Issue: The flexible clothes dryer exhaust vent pipe as noted should be replaced with rigid smooth wall piping where possible to prevent lint build-up in the line which can cause damage and possible fires at the dryer element.

---

### DEFICIENCY 13.7

#### **Appliances: Dryer / Washing Machine**

Clean Dryer Vent



Repair, Safety Issue: The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.

---

### DEFICIENCY 13.8

#### **Appliances: Dryer / Washing Machine**

Overflow Pan Recommended



Improve: Recommend installing a metal or more durable composite overflow pan (rather than plastic) that is connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. A better solution would be to install a tiled floor with a curb and floor drain. Otherwise, a leak detection system should be used. Also recommend installing metal braided hoses for the water connections for added protection.

---

## Deficiencies

---

### DEFICIENCY 13.9

## Appliances: Kitchen Exhaust

Exhaust Fan Vents Into Kitchen



Improve: The cooktop hood fan currently vents into the kitchen should ideally be improved to exhaust to the building exterior.

---

## Deficiencies

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DEFICIENCY  
13.10

### Appliances: Microwave

Microwave Light Inoperative



Repair: The light did not operate when tested using standard controls. Replace bulb and test; consult an appliance repair technician for more involved repairs.

---

To view more Appliances / Fireplaces photos, [CLICK HERE](#)

# 14: Termite, Rodent, Insect and Pest Activity

## Information

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**General : Wood Destroying Organism (Wdo) Activity**

None noted

# 15: Post Inspection Checklist

## Information

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### **Appliances : Ovens And Ranges**

Turned Off

### **Appliances : Dishwasher**

Turned Off, Drained

### **Appliances : Refrigerators And Freezers**

Closed, Functioning

### **Appliances : Microwave Oven**

Turned Off

### **Appliances : Garbage Disposal**

Not working, see comments

### **Appliances : Clothes Washer**

None

### **Appliances : Clothes Dryer**

None



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