Common Cents Home Inspections

Inspection Report

Sample Report

Property Address:
1234 Home Avenue
First Time Buyer GA 30084

Front

Common Cents Home Inspection Services

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Decatur, Georgia 30030
IRC Code Certifed # 5188601
Georgia Association of Home Inspectors # 03012

Table of Contents

Date: 9/19/2021	**Time:** 11:30 AM	**Report ID:** testupload
Property: 1234 Home Avenue First Time Buyer GA 30084	**Customer:** Sample Report	**Real Estate Professional:**

Glossary of Terms

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 should be addressed. 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): Item, component, or unit was observed and if no other comments were made then it appeared to be functioning as intended.
Safety Issues/Concerns (1): A violation of regionally established safety standard and should be corrected prior to occupying the residence.
Action Required (2): Refers to an excessively worn,non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability. This may affect the length of useful life.
Preventative Maintenance - General Comments (3): Suggestions and observations are included. These features are found in many other homes. This includes general comments concerning items or materials that could be beneficial for future home project planning.

Common Cents Inc, Home Inspection Services Inc, reminds you, every property requires a certain amount of ongoing maintenance,such as , unclogging drains, servicing of furnaces, air conditioners, water heaters gutter maintenance etc. ***This property will be no exception.*** *All systems in your home have a useful life. It is suggested that you budget for regular maintenance and repairs and any system where the aging process will require replacement. This process and budgeting should be established at the time of purchase. All items of concern should be discussed with your home inspector prior to closing.*

In Attendance:
Vacant (inspector only)

Type of building:
Single Family, Two Stories with Basement

Approximate age of building:
41 years

Style of Home:
Traditional

Utility Services::
All utilities were on at the time of the inspection.

Orientation:
All reference to orientation such as left, right, front and rear are given as if a person is facing the house from the street.

Climatic Conditions::
Heavy Rain, Cloudy

Ground/Soil surface condition:
Wet

Rain in last 72 hours:
Yes

Radon Test:
Radon Test Recommended

Summary

1. Exterior

Safety Concerns

1.7 Windows

Safety Issue/Comment

(1) Sample number were operated and found to be in good working order.

It is recommended for safety reasons that at least one window in each habitable room be operable. It would be beneficial for poorly or non-operating windows and their associated hardware be cleaned, lubricated,adjusted and/or replace to restore normal operation.

(2) Numerous window section are loose around the sun room. The attachment screws have rusted and failed. Replacement should be expected.

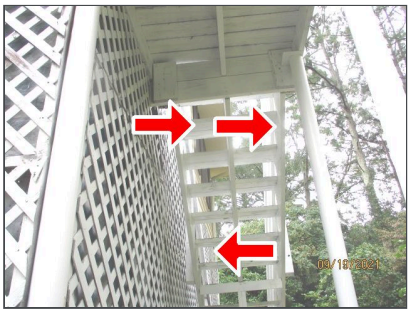
Action Items

1.1 Deck, Porches, Patios:

Action Required

(1) Stairs have lateral movement. Repairs recommended.

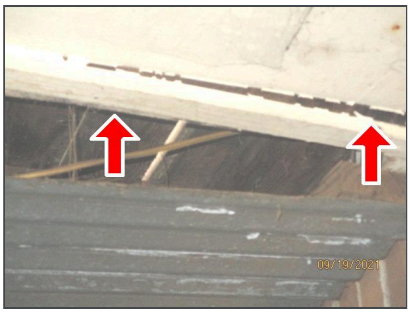
The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. I recommend a qualified contractor repair as needed (R311.5 2012)



1.1 Item 1(Picture)

(2) The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. I recommend a qualified contractor repair as needed (R311.5 2012)

Deck flashing detail is missing. This prevent surface water from entering the wall cavity where the assembly is bolted to the dwelling.



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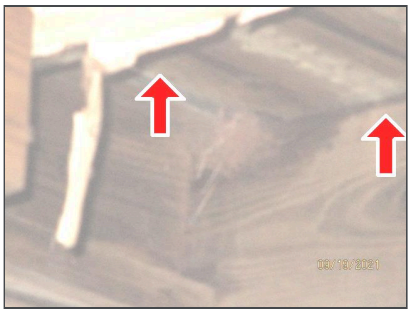
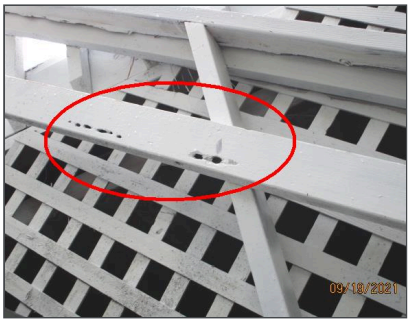


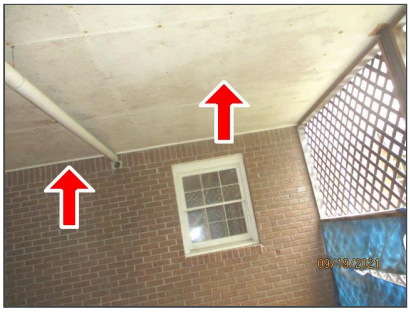
1.1 Item 3(Picture)

(3) Carpenter bee damage.



1.1 Item 4(Picture)

(4) Paint coat is failing under the sun room area. Seal, pressure wash, paint



1.1 Item 5(Picture)

(5) Condition of the bracing under the deck flooring is not accessible.

4X4 bracing is original . No evidence of movement noted at the time of the inspection.

1.1 Item 6(Picture)

(6) Cross bracing 2X4 is under rated for this application.

1.1 Item 7(Picture)

(7) Vertical supports are over notched. Evaluation and replacement is recommended not less than 6X6. A decking contractor or contractor whose back round and experience are known.

1.1 Item 8(Picture)

(8) All columns under the deck are pitting. At a minimum sand, primer and rust inhibitor coating is recommended.

1.1 Item 9(Picture)

1.5 Exterior Entry Doors / Steps /Porch

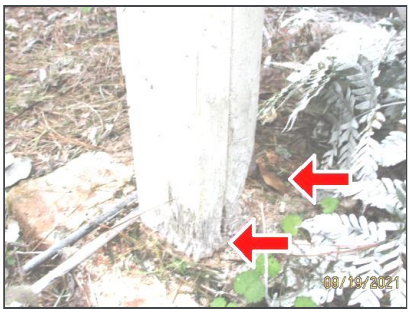
Action Required

(1) Unlovely connection from the deck stairs to the landing. Addling joist hangers recommended.

1.5 Item 1(Picture)

(2) Knee wall support post has decay and water damage. Replacement recommended.

Note: Riser plates are available for this application that prevents the post from being in contact with surface water.



1.5 Item 2(Picture)

(3) Repairs to basement door frame have not been sealed or painted. Water intrusion noted to the interior floor.

No weather stripping exist along the bottom . Original

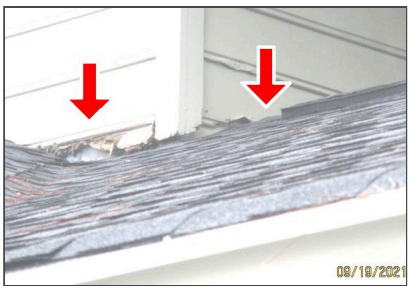
1.5 Item 3(Picture)

1.9 Material other than Masonry

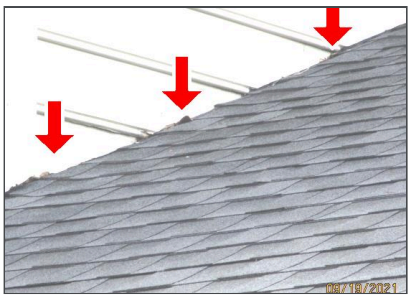
Action Required

(1) Siding boards installed on some or all of the exterior wall surfaces is a wood fiber composition product. This type of siding product has a documented history of deterioration due to moisture exposure/ absorption, as the result of improper installation&/or neglected maintenance of caulking and painting. The condition of caulking seals and painting MUST be effectively maintained to help reduce potential for moisture damage/deterioration. The purchase of a property with this type of siding product require understanding the current material condition and future maintenance requirements.

(2) Siding manufactures of all type and local building codes require a 2-4 inch clearance above roof contact to allow for surface water run off.

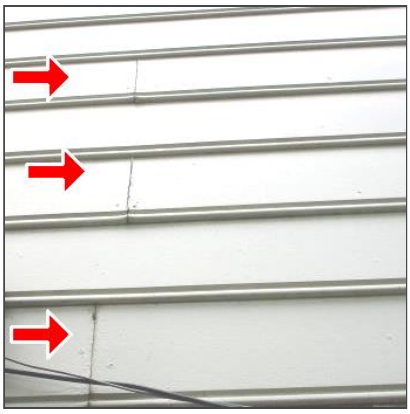


1.9 Item 1(Picture)

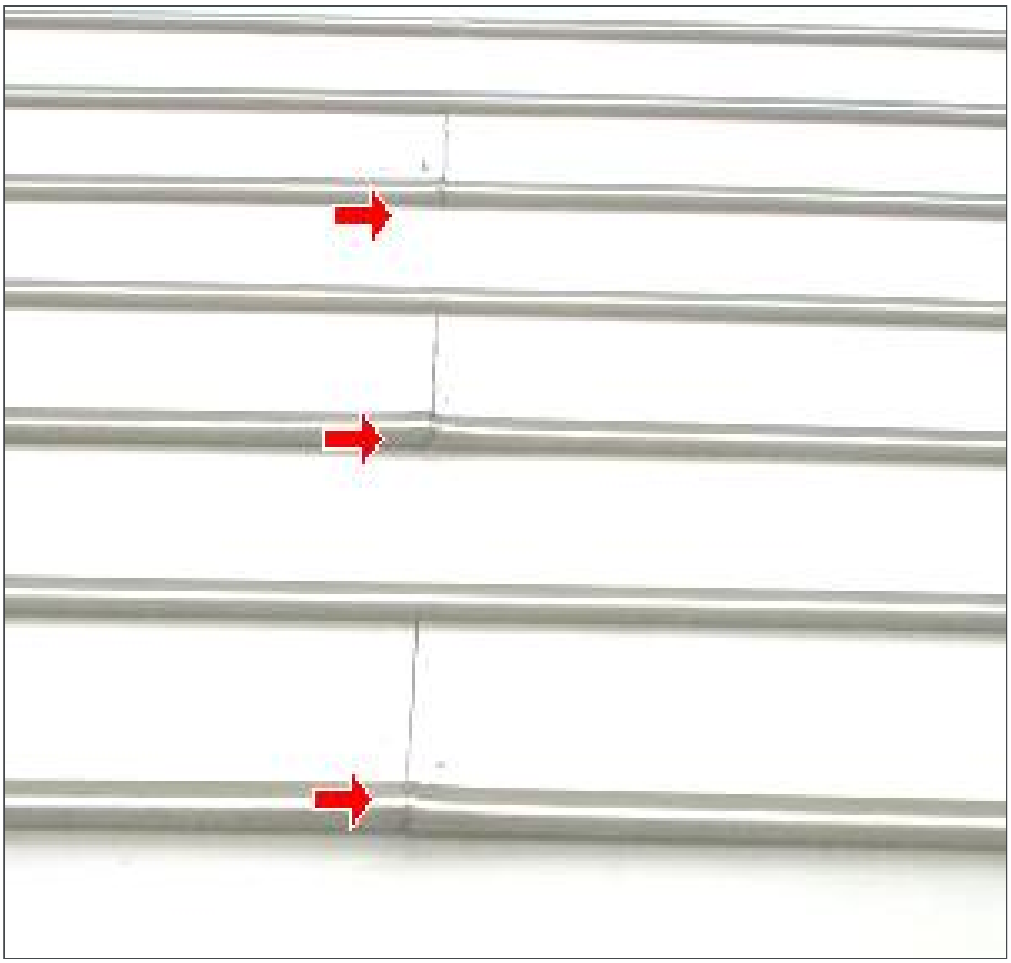


1.9 Item 2(Picture)

(3) End joints present with some swelling. Normally all siding material would have a 1/8 inch gap to allow for expansion and contraction.



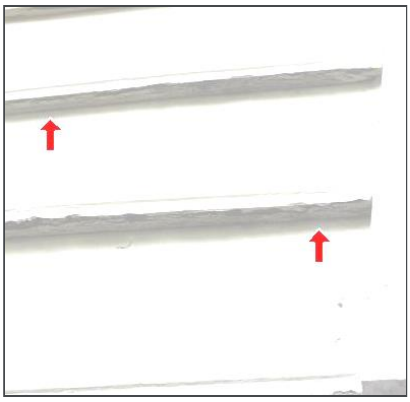
1.9 Item 3(Picture)



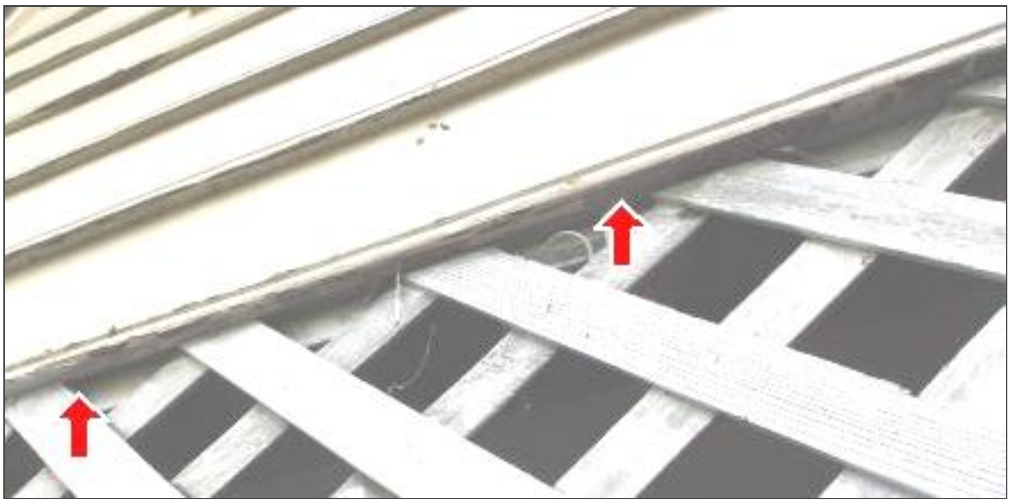
1.9 Item 4(Picture)

(4) Edges in some areas are swelling at the bottom. This indicates that the paint coat was not consistent along the bottom of the material.

Siding damage left rear corner. repair, caulk and paint coat recommended.



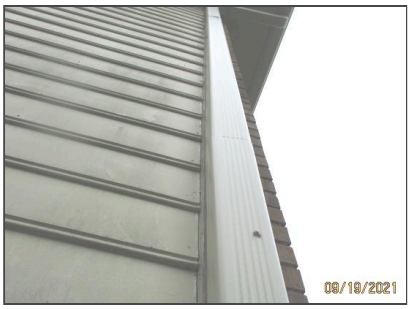
1.9 Item 5(Picture)



1.9 Item 6(Picture)

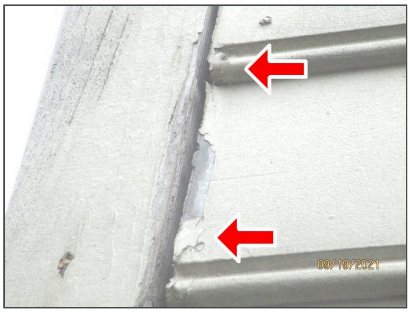
1.9 Item 7(Picture)

1.9 Item 8(Picture) Damaged End Joint Left Side



1.9 Item 9(Picture)

(5) Missing sealant at dissimilar material. This would be required regardless of the type material.



1.9 Item 10(Picture)

Service Repair

1.2 Landscape / Lot Drainage

Service-Repair

(1) Right side. Tree appears with rot and decay. Removal should be expected.

1.2 Item 1(Picture)

(2) Lot level declines to the middle of the back where it levels to some extent.

1.3 Retaining Wall / Fencing

Service-Repair

Damaged sections along the back left corner. Repairs recommended for improved safety.

1.3 Item 1(Picture)

1.6 Paint Coat

Service-Repair

Chipping, peeling paint coat along the fascia.

1.6 Item 1(Picture)

1.8 Masonry

Service-Repair

Damaged row brick, left rear corner.

1.8 Item 1(Picture)

1.10 Exterior Weather Sealants

Service-Repair

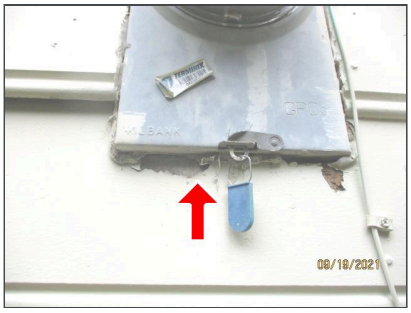
Seal all dissimilar material. The main difference between a caulk and a sealant is elasticity. Caulks are fairly rigid when dry, and are intended for use in areas with minimal expansion and contraction. Sealants

are made from flexible material--most commonly silicone--making them ideal for areas prone to expansion and contraction.

Material to consider for sealing. Elastomeric caulk such a silicone,latex and/or acrylic for cracks less than 1/2 in width. Long lasting type is preferred. High temperature caulk around chimney and furnaces flues should be confirmed.

Spray foam for cracks from 1/2" to 3" (urathane or latex) . Verify application. Spray foam is not UV rated and requires addittional protection.

1.10 Item 1(Picture)



1.10 Item 2(Picture)

1.10 Item 3(Picture)

1.12 Exterior General Observation

Service-Repair

No termite bond in place at the time of the inspection. Pest control inspection has been scheduled.

2. Roofing

Service Repair

2.0 Estimated Roof Age and Condition

Service-Repair

(1) Asphalt shingle Roofs are generally designed to last approximately 15 to 18 years. 2 years

Determining the age of roof shingles is based on **physical presentation** of the shingle material.

Secure a copy of the invoice that would outline the scope of work completed as well as any warranties that may transfer to the purchaser.

(2) Shed roof over basement door has failed. Lacking support and flashing at dissimilar materials. Design will require addittional bracing on both sides at a minimum.

2.0 Item 1(Picture)

(3) Right side corner shingle is lifts above the gutter. Secure.

2.0 Item 2(Picture)

2.2 Roof Ventilation

Service-Repair

(1) Balanced ventilation requires an equal amount of intake ventilation and exhaust ventilation. The Cobra Exhaust Vent allows stale air to escape through the vent which is installed under the ridge cap shingles, and provides fresh air to enter into the attic through the intake vent at the soffit or eave.
Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Eaves, gable, turtle, ridge and automatic or wind driven fans can provide attic ventilation. For the ventilation to work correctly, cool air enters at lower vents as hot air exits the upper vents. Proper ventilation will fend off heat and humidity. A poorly ventilated attic can reach temperatures as high as 150 degrees which means that even with insulation in the attic floor, the rooms below will be hotter than necessary, less comfortable, and more expensive to cool. During cold weather, water vapor may condense in various areas of an insufficiently ventilated attic, seeping into wooden rafters or roof sheathing and rotting them; it also creates an environment that is conducive to mildew. If periodic inspections during the winter reveal any signs of condensation--such as moisture, rot or mildew--then improved ventilation would be helpful.
(2) A ridge vent has been added during replacement. The gable vent actually cancels out the air flow of the ridge vent. It appears the soffitt vents are not cleared for air flow from the attic few.

It could be beneficial to have the roofing contractor to revisit the ventilation design.

3. Garage

Service Repair

3.1 Occupant Door (from garage to inside of home)

Service-Repair

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

To meet fire separation requirements, the door must be one of three types of doors: a solid wood door not less than 1-3/8 inches thick, a solid or honeycomb core steel doors not less than 1-3/8 inches thick, or a 20-minute fire-rated door, with a self-closing device.

This code was likely not in place at the time of construction.

4. Interior System

Safety Concerns

4.1 Steps, Stairways, Balconies and Railings

Safety Issue/Concern

Handrail grip size. all required handrails shall be be of one of the following types or provide equivalent grip ability. The minimum width of the handrail above the recess shall be 1 1/4 inches (32mm) to a maximum off 2 3/4 inches (70mm) .
Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch(38mm) between the wall and the handrails.

Reference : R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

Reference: Continuity (R311.5.6.2) - Hand rail ends shall be returned or shall terminate in a newel posts or safety terminals.

4.4 Addittional Test or Inspections

Safety Issue/Concern

. Radon is a naturally occurring radioactive gas produced by the radioactive decay of the element Radium. Colorless and odorless. Elevated levels of Radon are found in one of 15 homes across the U.S. The U.S. Environmental protection Agency (EPA) recommends and is supporting efforts to encourage all Americans to test their homes for radon.

This test is conducted in compliance with NEHA/NRPP and AARST guidelines. (National Radon Proficiency Program) Sun nuclear EPA-approved continuous Radon Monitoring equipment is used. This is a 48 hour test and requires the clients home to be in closed house conditions during the 48 hour of the test and for 24 hours prior to the testing. **The results give you and hourly reading of radon concentrations as well as a high,low and an average.** Result will be sent to your email within 24 hours at the end of the testing cycle.

Service Repair

4.2 Doors (representative number)

Service-Repair

A number of doors will not latch. Adjustment of the striker plate recommended.

4.3 Laundry

Service-Repair

Most major washer manufacturers recommend replacement of water supply hoses every five years due to aging material subject to failure.

Note: client should consider the installation of metal reinforced supply hoses for the washing machine.

5. Appliance Description

Safety Concerns

5.2 Fire Extinguisher- Kitchen

Safety Issue/Comment

No, recommended for permanent storage under the kitchen sink in a visible secured location.

6. Structural Components

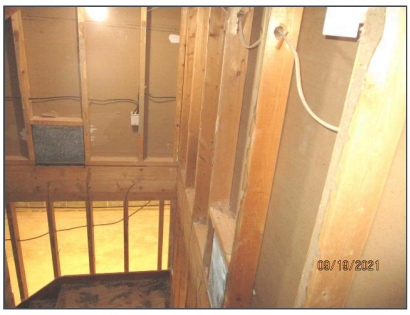
Service Repair

6.1 Basement

Service-Repair

(1) Aqua Guard Foundation repairs included a encapsulation and removal of contaminated insulation and drywall.
Confirm warranty status that may transfer.

Professional Drainage system has been installed around the perimeter.
Note: Review manufacturer documents that will outline periodic maintenance.



6.1 Item 1(Picture)

(2) System components.

6.1 Item 2(Picture) Moisture Alarm

6.1 Item 3(Picture)

6.1 Item 4(Picture)

6.1 Item 5(Picture)

6.1 Item 6(Picture)

6.2 Attic General \Attic Structural

Service-Repair

(1) Full attic over main area of the dwelling.

Whole House Fans- Failure to cover these opening creates as much heat loss as an open window during the winter season. Other options exist on line that could be beneficial.

6.2 Item 1(Picture)

6.2 Item 2(Picture)

(2) Addittional storage over the garage is accessed via closet in the front bedroom. No decking installed.

6.2 Item 3(Picture)

(3) Leak noted in the attic, back side. Appears to be old. Material was dry at the time of the inspection.

6.2 Item 4(Picture)

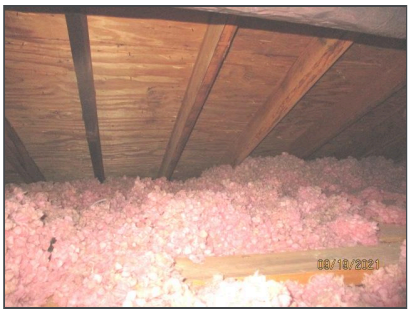
7. Insulation and Ventilation

Service Repair

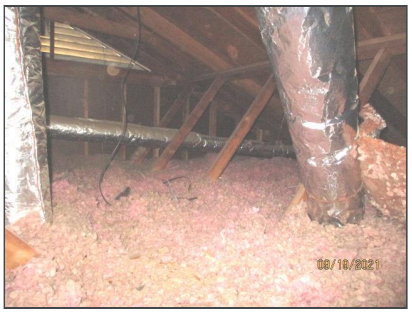
7.0 Insulation/Thermal Envelope

Service-Repair

Insulation efficiency is only as strong as its weakest point. Heat loss or gain is rated as R-Value indicates insulating power or thermal resistance. The higher the R-value, the greater the insulating power. Higher R-values are more effective at maximizing your energy savings and comfort. Disturbed or missing insulation should be replaced. To improve the thermal envelope **install 75 % of pull down stairs with R-5 batts**. This is to include secured and continuous weather stripping. Other units for this type barrier are available on line and at your local building supply. Doing so improves the thermal envelope.



7.0 Item 1(Picture)



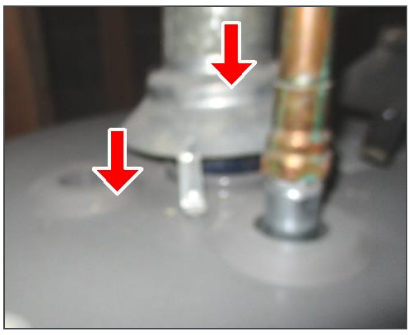
7.0 Item 2(Picture)

7.0 Item 3(Picture)

7.1 Water Heater / Furnace Venting

Service-Repair

Flu vent bonnet is not secured in place.
Bonnet works solely through natural convection-based on the principle that hot air rises. Hot exhaust from the water heater naturally rises up through the vent and into the air outdoors, creating a draw that promotes this upward airflow. The power of the draw increases as the vent duct heats up.



7.1 Item 1(Picture)

7.2 Bathroom Ventilation

Service-Repair

Bathroom exhaust vents terminate in the attic.

Reference: M1506.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building

7.2 Item 1(Picture)

8(B) . Hall Bath - Main Level

Service Repair

8.1.B Lavatory

Service-Repair
Vanity

Active leak at the P trap. Secure/Repair

8.1.B Item 1(Picture)

8(C) . Hall Bath - Second level

Service Repair

8.1.C Lavatory

Service-Repair
Vanity

Push / Pull sink stopper mechanism difficult. Adjust.

9. Plumbing System

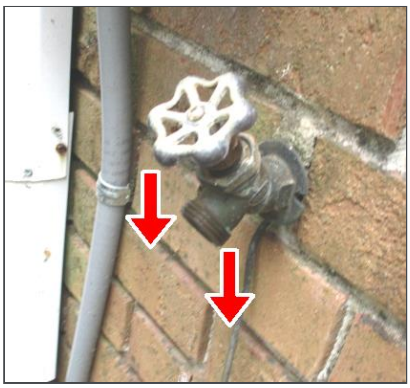
Service Repair

9.0 Main Water Shut-off Device (Location)

Service-Repair
I could not locate the main shut-off for water? Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

9.1 Exterior Faucet

Service-Repair
Back faucet at basement door has active leak. Failing stem is one option.

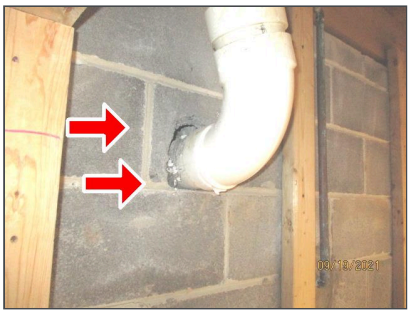

9.1 Item 1(Picture)

9.4 Waste System

Service-Repair

(1) Use water efficiently : Average indoor water use in the typical single-family home is almost 70 gallons per person per day. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day

(2) Seal waste line penetration that exits the front cinder block wall. Expansion foam would be one option.



9.4 Item 1(Picture)

9.5 Kitchen Sink

Service-Repair

Single lever faucet is loose at the counter top

9.6 Gas Distribution

Service-Repair

(1) Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the right side wall. The location for this valve must be known so it can be closed in the event of a damaged pipe or small leak. Addittional tool is required to perform this function.

(2) The gas valve is on when it is parallel to the incoming gas line. When the valve is turned a quarter turn so that it is perpendicular, then the gas line is closed and the flow of gas is off.

Original shut off valve requires addittional tool and effort. Code requirement in place at the time the unit was replaced.

9.6 Item 1(Picture) Quick Shut Off

9.6 Item 2(Picture) Original Gas Shut Off

9.7 Water Heater

Service-Repair

(1) Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. 3 years

The minimum water temperature to sanitize dishes is 120 degrees. Inspection Temperature: 122 degrees

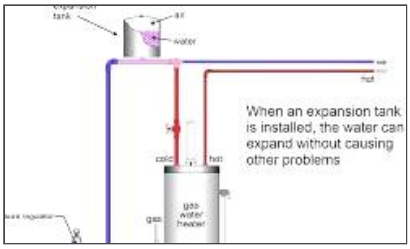
(2) Missing drip leg at the pressure relief valve discharging vertically. This drip leg allows for condensation to drain **away from the valve** that may cause premature failure.

Ref: Discharge may not run up hill or be trapped. (2803.6.1 IRC 2012)
Code in place at the time the unit was installed.

9.7 Item 1(Picture) Missing Drip Leg

(3) NO EXPANSION TANK AS REQUIRED BY THE 2001 PLUMBING CODE AND THE LOCAL WATER AUTHORITY

Thermal expansion tank is required in addition to the pressure relief valve where storage water heating equipment is located. (P2903.4)



9.7 Item 2(Picture) Diagram

(4) Plastic coupling with copper material is not recommended.

9.7 Item 3(Picture)

9.7 Item 4(Picture)

9.8 Other Plumbing Items

Service-Repair

Plastic water line behind your refrigerator deteriorates over time. Replacement with braided steel supply line could be beneficial

10. Electrical System

Safety Concerns

10.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Safety Issue/Concern

The GFCI will sense the difference in the amount of electricity flowing into the circuit to that flowing out, even in amounts of current as small as 4 or 5 milliampere. The GFCI reacts quickly (less than one-tenth of a second) to trip or shut off the circuit. Monthly testing is recommended by the National Electrical Code.

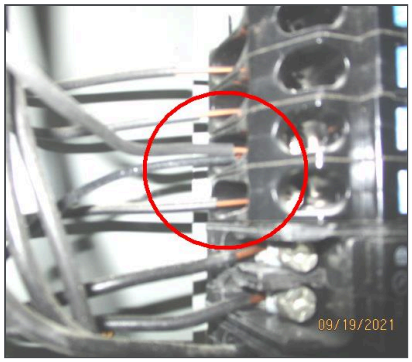
Updating the electrical system to include Ground Fault circuit Breaker(GFCI) is recommended. Ground Fault Circuit Interrupters are electrical safety devices that provide protection against electrical hazards in all bathrooms,garages, kitchens,basements ,exteriors and all other wet areas.

Action Items

10.0 Distribution Panel Condition

Action Required

Reference:: 110.14 NEC- Limited to one wire per terminal



10.0 Item 1(Picture)

10.3 Grounding and Bonding System

Action Required

(1) Adding a bonding jumper between the hot and cold water lines at the water heater should be considered for added continuity. (bonding)

A metal underground water pipe shall be supplemented by an additional electrode (ground rod). This code may not have been in place at the time of construction and is recommended for improved protection. (E3508.1 International Residential Code)(250.52 NEC)

Repairs completed by a licensed electrician.

(2) Ground rod is not flush with or below the ground level at this phase. **Installation.** The upper end of the electrode shall be flush with or below the ground level unless the above ground end, and the grounding electrode conductor attachment are protected.

10.3 Item 1(Picture)

Service Repair

10.4 Main electrical disconnect:

Service-Repair
No Main Disconnect is included in the current system configuration.

Note: This requires the meter to be pulled to service/repair of the system.

Note: This must be scheduled with your electric provider in advance.

10.4 Item 1(Picture)

10.6 Receptacles

Service-Repair
Located at the front corner of the basement test as not grounded. Replace

12. Heating System

Service Repair

12.3 Filtration

Service-Repair
A better quality improves performance and quality of air cleaning. Good choices include a one inch pleated filter or larger media filter that provide more surface area. Look for filters with a higher micro particle performance rating.(800 and up.)

12.3 Item 1(Picture)

13. Fireplace System

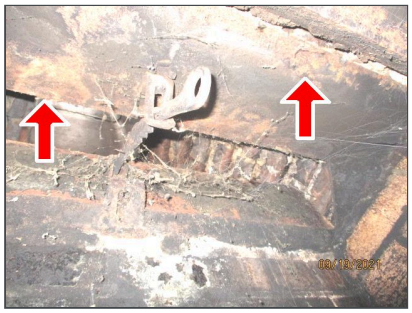
Service Repair

13.0 Chimney Type

Service-Repair

Damper operation function as designed. rust noted due to age and moisture intrusion over time.

- The inspection does not involve igniting or extinguishing fires or the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- There are many **concealed areas** inside fireplaces and their chimneys. Because of this, The National Fire Protection Association recommends an **NFPA 211, Level II inspection** of any fireplace when a building is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at http://www.csia.org/



13.0 Item 1(Picture)

13.1 Firebox

Service-Repair

Heavy build up noted in the fire box. Professional chimney sweep recommended annually.

13.2 Chimney Cap

Service-Repair

Chimney caps are recommended to prevent the intrusion of rain, snow, rodents and debris. Sizing should include over lapping the corners and trim a minimum of 4 inches.

13.3 Gas Appliance

Service-Repair

Gas line has been terminated and filled with caulk. No gas line visible entering the fire box.

13.3 Item 1(Picture)

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Terry Roberts

1. Exterior

SCOPE OF THE EXTERIOR INSPECTION

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• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• Common Cents Inc, Home Inspections, recommends that licensed exterior contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
1.0	Driveway / Exterior Walk	•			
1.1	Deck, Porches, Patios:			•	
1.2	Landscape / Lot Drainage				•
1.3	Retaining Wall / Fencing				•
1.4	Eaves, Soffits and Fascia	•			
1.5	Exterior Entry Doors / Steps /Porch			•	
1.6	Paint Coat				•
1.7	Windows		•		
1.8	Masonry				•
1.9	Material other than Masonry			•	
1.10	Exterior Weather Sealants				•
1.11	Gutter System	•			
1.12	Exterior General Observation				•

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Service-Repair

	IN	1	2	3

Styles & Materials

Siding:
Brick Original
Composite Siding

Gutters:
Gutter downspout terminates below grade.

Driveway:
Original
Concrete

Eaves-Overhangs-Fascia:
Wood

Exterior System Conditons::
Post Secure
Address numbers are visible

Foundation:
Concrete Slab

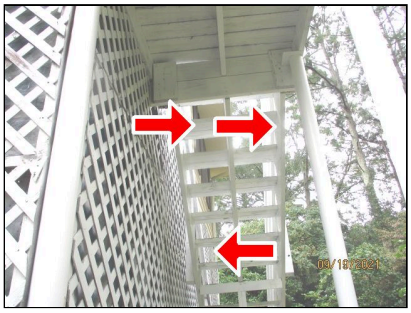
Deck:
Wood
Stained Material
Older than 20 years

Steps:
Wood

1.0 Cracks. No vertical displacement noted

1.1 (1) Stairs have lateral movement. Repairs recommended.

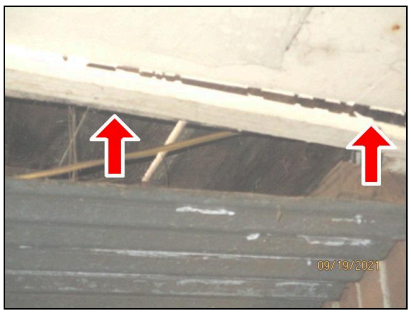
The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. I recommend a qualified contractor repair as needed (R311.5 2012)



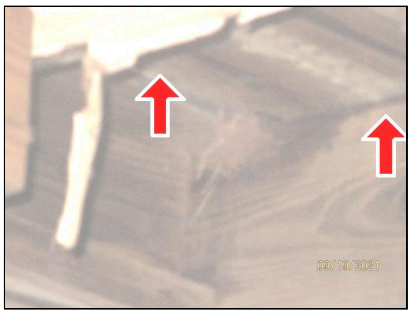
1.1 Item 1(Picture)

(2) The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. I recommend a qualified contractor repair as needed (R311.5 2012)

Deck flashing detail is missing. This prevent surface water from entering the wall cavity where the assembly is bolted to the dwelling.

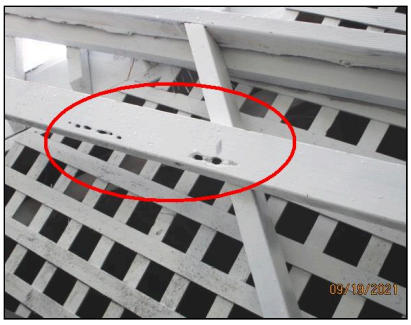


1.1 Item 2(Picture)



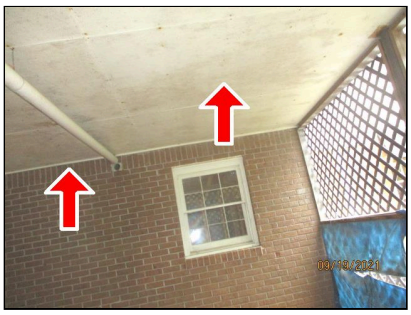
1.1 Item 3(Picture)

(3) Carpenter bee damage.



1.1 Item 4(Picture)

(4) Paint coat is failing under the sun room area. Seal, pressure wash, paint



1.1 Item 5(Picture)

(5) Condition of the bracing under the deck flooring is not accessible.

4X4 bracing is original . No evidence of movement noted at the time of the inspection.

1.1 Item 6(Picture)

(6) Cross bracing 2X4 is under rated for this application.

1.1 Item 7(Picture)

(7) Vertical supports are over notched. Evaluation and replacement is recommended not less than 6X6. A decking contractor or contractor whose back round and experience are known.

1.1 Item 8(Picture)

(8) All columns under the deck are pitting. At a minimum sand, primer and rust inhibitor coating is recommended.

1.1 Item 9(Picture)

1.2 (1) Right side. Tree appears with rot and decay. Removal should be expected.

1.2 Item 1(Picture)

(2) Lot level declines to the middle of the back where it levels to some extent.

1.3 Damaged sections along the back left corner. Repairs recommended for improved safety.

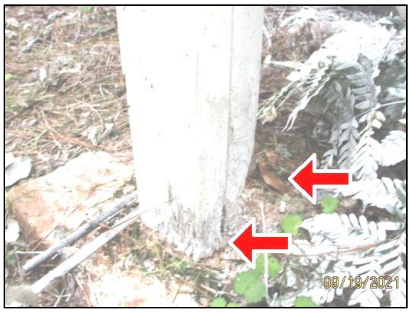
1.3 Item 1(Picture)

1.5 (1) Unlovely connection from the deck stairs to the landing. Addling joist hangers recommended.

1.5 Item 1(Picture)

(2) Knee wall support post has decay and water damage. Replacement recommended.

Note: Riser plates are available for this application that prevents the post from being in contact with surface water.



1.5 Item 2(Picture)

(3) Repairs to basement door frame have not been sealed or painted. Water intrusion noted to the interior floor.

No weather stripping exist along the bottom . Original

1.5 Item 3(Picture)

1.6 Chipping, peeling paint coat along the fascia.

1.6 Item 1(Picture)

1.7 (1) Sample number were operated and found to be in good working order.

It is recommended for safety reasons that at least one window in each habitable room be operable. It would be beneficial for poorly or non-operating windows and their associated hardware be cleaned, lubricated,adjusted and/or replace to restore normal operation.

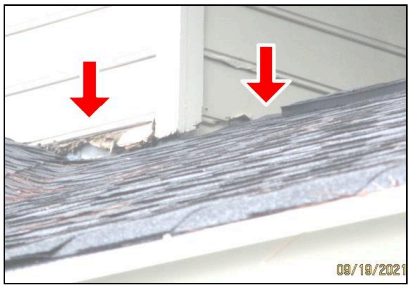
(2) Numerous window section are loose around the sun room. The attachment screws have rusted and failed. Replacement should be expected.

1.8 Damaged row brick, left rear corner.

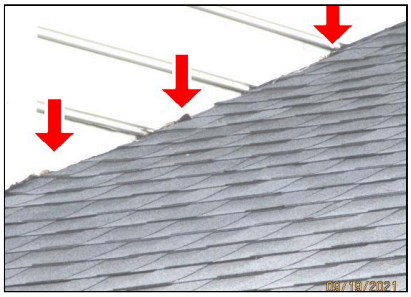
1.8 Item 1(Picture)

1.9 (1) Siding boards installed on some or all of the exterior wall surfaces is a wood fiber composition product. This type of siding product has a documented history of deterioration due to moisture exposure/absorption, as the result of improper installation&/or neglected maintenance of caulking and painting. The condition of caulking seals and painting MUST be effectively maintained to help reduce potential for moisture damage/ deterioration. The purchase of a property with this type of siding product require understanding the current material condition and future maintenance requirements.

(2) Siding manufactures of all type and local building codes require a 2-4 inch clearance above roof contact to allow for surface water run off.

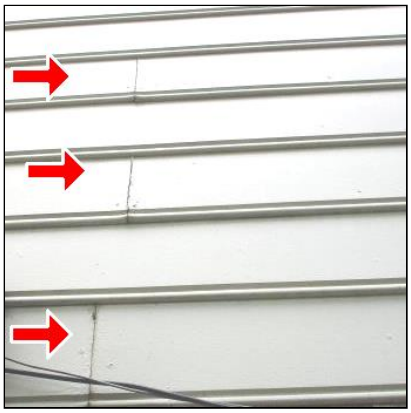


1.9 Item 1(Picture)

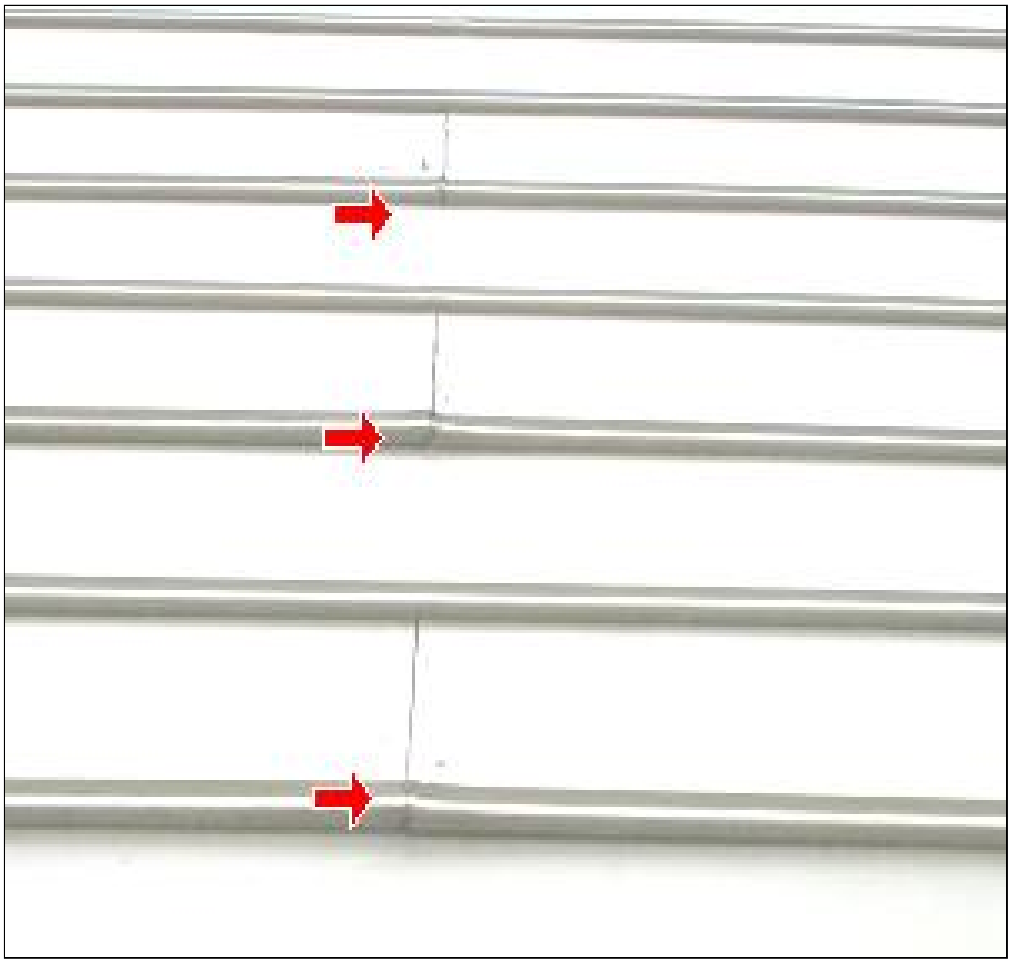


1.9 Item 2(Picture)

(3) End joints present with some swelling. Normally all siding material would have a 1/8 inch gap to allow for expansion and contraction.



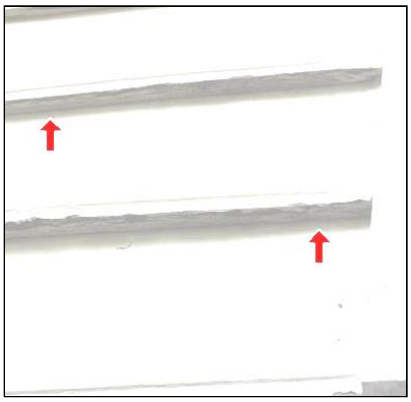
1.9 Item 3(Picture)



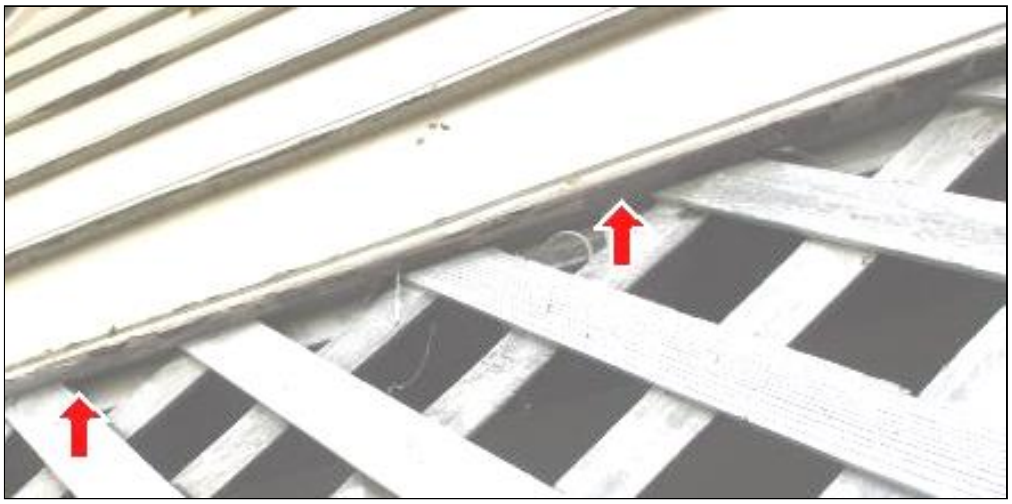
1.9 Item 4(Picture)

(4) Edges in some areas are swelling at the bottom. This indicates that the paint coat was not consistent along the bottom of the material.

Siding damage left rear corner. repair, caulk and paint coat recommended.

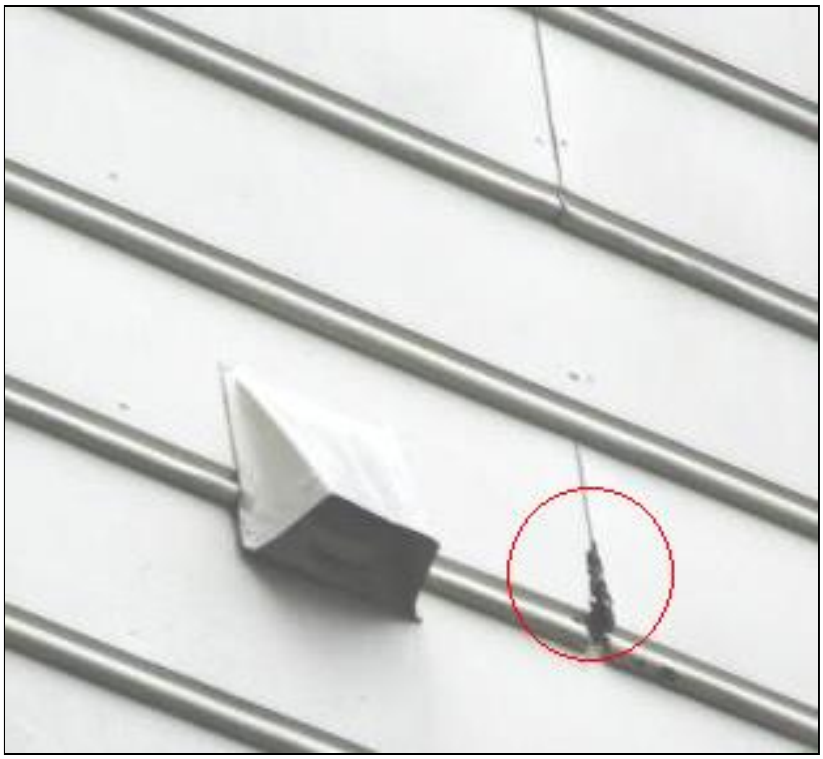


1.9 Item 5(Picture)



1.9 Item 6(Picture)

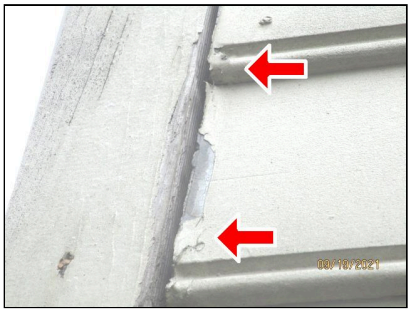
1.9 Item 7(Picture)



1.9 Item 8(Picture) Damaged End Joint Left Side

1.9 Item 9(Picture)

(5) Missing sealant at dissimilar material. This would be required regardless of the type material.



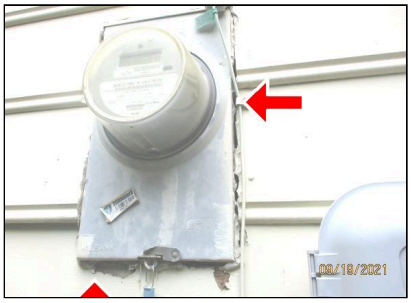
1.9 Item 10(Picture)

1.10 Seal all dissimilar material. The main difference between a caulk and a sealant is elasticity. Caulks are fairly rigid when dry, and are intended for use in areas with minimal expansion and contraction. Sealants are made from flexible material--most commonly silicone--making them ideal for areas prone to expansion and contraction.

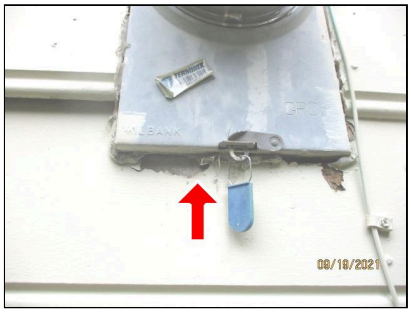
Material to consider for sealing. Elastomeric caulk such a silicone,latex and/or acrylic for cracks less than 1/2

in width. Long lasting type is preferred. High temperature caulk around chimney and furnaces flues should be confirmed.

Spray foam for cracks from 1/2" to 3" (urathane or latex) . Verify application. Spray foam is not UV rated and requires addittional protection.



1.10 Item 1(Picture)



1.10 Item 2(Picture)

1.10 Item 3(Picture)

1.12 No termite bond in place at the time of the inspection. Pest control inspection has been scheduled.

LIMITATIONS ON THE EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Pressure treated lumber is often used in the construction of decks, porches and other outdoor structures; it is also often used for the bottom plates of walls and sill plates of floor systems. The chemicals used to make pressure treated lumber have recently been changed; beginning January 1, 2004 chromated copper arsenate (CCA) went out of use as a lumber preservative treatment due to the suspected cancer risk the chemical poses. A variety of new chemicals have been introduced to replace CCA. Several of the new chemicals used to preserve lumber are highly corrosive and can cause significant damage to nails, other fasteners, and metal connectors commonly used to construct building and outdoor structures. Positive identification of the chemicals used to treat lumber and the corrosion preventative properties of nails, other fasteners and metal connectors used with such treated lumber is beyond the scope this inspection. All areas where preservative treated lumber.

2. Roofing

THE SCOPE OF THE ROOFING INSPECTION

• All roof components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
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• Common Cents Inc, Home Inspections Services, recommends that licensed roofing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
2.0	**Estimated Roof Age and Condition**				•
2.1	**Roof Penetrations, Flu Caps**	•			
2.2	**Roof Ventilation**				•
2.3	**Flashings**	•			

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Roof Covering:
3-Tab fiberglass
Roof Style:
Gable
Viewed roof covering from:
Binoculars
Windows
Plumbing Vent Stack:
PVC

2.0 (1) Asphalt shingle Roofs are generally designed to last approximately 15 to 18 years. 2 years

Determining the age of roof shingles is based on **physical presentation** of the shingle material.

Secure a copy of the invoice that would outline the scope of work completed as well as any warranties that may transfer to the purchaser.

(2) Shed roof over basement door has failed. Lacking support and flashing at dissimilar materials. Design will require addittional bracing on both sides at a minimum.

2.0 Item 1(Picture)

(3) Right side corner shingle is lifts above the gutter. Secure.

2.0 Item 2(Picture)

2.2 (1) Balanced ventilation requires an equal amount of intake ventilation and exhaust ventilation. The Cobra Exhaust Vent allows stale air to escape through the vent which is installed under the ridge cap shingles, and provides fresh air to enter into the attic through the intake vent at the soffit or eave.
Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Eaves, gable, turtle, ridge and automatic or wind driven fans can provide attic ventilation. For the ventilation to work correctly, cool air enters at lower vents as hot air exits the upper vents. Proper ventilation will fend off heat and humidity. A poorly ventilated attic can reach temperatures as high as 150 degrees which means that even with insulation in the attic floor, the rooms below will be hotter than necessary, less comfortable, and more expensive to cool. During cold weather, water vapor may condense in various areas of an insufficiently ventilated attic, seeping into wooden rafters or roof sheathing and rotting them; it also creates an environment that is conducive to mildew. If periodic inspections during the winter reveal any signs of condensation--such as moisture, rot or mildew--then improved ventilation would be helpful.

(2) A ridge vent has been added during replacement. The gable vent actually cancels out the air flow of the ridge vent. It appears the soffitt vents are not cleared for air flow from the attic few.

It could be beneficial to have the roofing contractor to revisit the ventilation design.

THE SCOPE OF THE ROOFING INSPECTION
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LIMITATIONS OF THE ROOFING INSPECTION
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.

3. Garage

		IN	1	2	3
3.0	**Garage /Carport Floor**	•			
3.1	**Occupant Door (from garage to inside of home)**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

IN 1 2 3

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Wood Panel
Compressed board

Garage Door Operation:
The sensors are in place for garage door(s) and reversed the door twice at the time of inspection.

Auto-Opener:
Original to construction

3.1 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

To meet fire separation requirements, the door must be one of three types of doors: a solid wood door not less than 1-3/8 inches thick, a solid or honeycomb core steel doors not less than 1-3/8 inches thick, or a 20-minute fire-rated door, with a self-closing device.

This code was likely not in place at the time of construction.

4. Interior System

		IN	1	2	3
4.0	**Ceiling and Walls**	•			
4.1	**Steps, Stairways, Balconies and Railings**		•		
4.2	**Doors (representative number)**				•
4.3	**Laundry**				•
4.4	**Addittional Test or Inspections**		•		

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Floor Surface:
Laminate
Ceramic Tile or similar material

Interior Doors:
Hollow core

Wall Covering:
Drywall

Window Types:
Double-hung
Single pane
Original

4.0 All interior walls and ceilings have been recently painted.

4.1 Handrail grip size. all required handrails shall be be of one of the following types or provide equivalent grip ability. The minimum width of the handrail above the recess shall be 1 1/4 inches (32mm) to a maximum off 2 3/4 inches (70mm) .
Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch(38mm) between the wall and the handrails.

Reference : R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

Reference: Continuity (R311.5.6.2) - Hand rail ends shall be returned or shall terminate in a newel posts or safety terminals.

4.2 A number of doors will not latch. Adjustment of the striker plate recommended.

4.3 Most major washer manufacturers recommend replacement of water supply hoses every five years due to aging material subject to failure.

Note: client should consider the installation of metal reinforced supply hoses for the washing machine.

4.4 . Radon is a naturally occurring radioactive gas produced by the radioactive decay of the element Radium. Colorless and odorless. Elevated levels of Radon are found in one of 15 homes across the U.S. The U.S. Environmental protection Agency (EPA) recommends and is supporting efforts to encourage all Americans to test their homes for radon.

This test is conducted in compliance with NEHA/NRPP and AARST guidelines. (National Radon Proficiency Program) Sun nuclear EPA-approved continuous Radon Monitoring equipment is used. This is a 48 hour test and requires the clients home to be in closed house conditions during the 48 hour of the test and for 24 hours prior to the testing. **The results give you and hourly reading of radon concentrations as well as a high,low and an average.** Result will be sent to your email within 24 hours at the end of the testing cycle.

5. Appliance Description

		IN	1	2	3
5.0	**Range / Oven**				•
5.1	**Range Hood (s)**				•
5.2	**Fire Extinguisher- Kitchen**		•		
5.3	**Smoke Detectors**				•
5.4	**Cabinets/Cabinet Base**	•			

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Service-Repair

IN 1 2 3

Styles & Materials

Appliance Disposal:
NONE

Kitchen Exhaust:
RE-CIRCULATE

Range/Oven:
Electric
Drop In Unit

Dishwasher:
Aged equipment
Operated Full Cycle-Normal Function

Microwave:
None

Door Bell:
Yes
Not Functioning

5.0 Appears aged equipment with progressing rust.

5.0 Item 1(Picture)

5.1 Newly installed exhaust vent over the kitchen has little air circulation. The unit appears to be rated for venting to the exterior of the dwelling.

Secure copy of invoice for better understanding of the rated function.

5.2 No, recommended for permanent storage under the kitchen sink in a visible secured location.

5.3 (1) Although not required at the time of construction it is recommended for and could be a safety benefit that smoke detectors shall be installed in each sleeping room, outside of each separated sleeping area, in the immediate vicinity of the bedrooms and on each level of the dwelling including basements, uninhabitable attics.

- The smoke alarms must be interconnected so that if one alarm sounds, the rest of the alarms in the home are activated as well.

Suggest adding carbon monoxide detector

Smoke detectors over 10 years old should be replaced due to slower response time or no response to unsafe conditions.

(2) Wireless interactive smoke alarms are available. Two energy sources are required

Smoke alarm with interior enunciator.

(3) Although not required at the time of construction it is recommended for and could be a safety benefit that smoke detectors shall be installed in each sleeping room, outside of each separated sleeping area, in the immediate vicinity of the bedrooms and on each level of the dwelling including basements, uninhabitable attics.

- The smoke alarms must be interconnected so that if one alarm sounds, the rest of the alarms in the home are activated as well.

Suggest adding carbon monoxide detector

Smoke detectors over 10 years old should be replaced due to slower response time or no response to unsafe conditions.

5.4 Kitchen cabinets appear original and painted.

LIMITATIONS ON THE APPLIANCE INSPECTION As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
• Thermostats, timers and other specialized features and controls are not tested.
• Only accessible smoke detectors will be tested. It should be understood that testing smoke detectors by pressing the test button only proves the alarm will work, it does not prove the detector will actually detect smoke as intended. It is recommended that all smoke detectors be replaced every ten years or as the manufacture suggest.
• The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

6. Structural Components

SCOPE OF THE STRUCTURAL INSPECTION
• All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of structural components are viewed in areas that are **accessible** at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• Common Cents Inc, Home Inspections recommends that **licensed structural contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
6.0	**Exposed Foundation**	•			
6.1	**Basement**				•
6.2	**Attic General \Attic Structural**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Foundation:
Slab Foundation

Floor Structure:
2 X 8
2 X 10
Wood joists

Wall Structure:
Wood Studs

Method used to observe attic:
Entered

6.0 This home is built on a concrete slab. Any areas of deficiency may exist within the concrete or under the slab.(soil compaction). These areas are not accessible by a visual home inspection.

6.1 (1) Aqua Guard Foundation repairs included a encapsulation and removal of contaminated insulation and drywall.
Confirm warranty status that may transfer.

Professional Drainage system has been installed around the perimeter.
Note: Review manufacturer documents that will outline periodic maintenance.

6.1 Item 1(Picture)

(2) System components.

6.1 Item 2(Picture) Moisture Alarm

6.1 Item 3(Picture)

6.1 Item 4(Picture)

6.1 Item 5(Picture)

6.1 Item 6(Picture)

6.2 (1) Full attic over main area of the dwelling.

Whole House Fans- Failure to cover these opening creates as much heat loss as an open window during the winter season. Other options exist on line that could be beneficial.

6.2 Item 1(Picture)

6.2 Item 2(Picture)

(2) Addittional storage over the garage is accessed via closet in the front bedroom. No decking installed.

6.2 Item 3(Picture)

(3) Leak noted in the attic, back side. Appears to be old. Material was dry at the time of the inspection.

6.2 Item 4(Picture)

Limitations:
Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
• Structural components concealed behind finished surfaces could not be inspected.
• Structural floor components between the first and second floor are concealed between levels and cannot be identified.
• Only a representative sampling of visible structural components were inspected.
• Furniture and/or storage restricted access to some structural components.
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection.
• For the safety of the inspector and the property, attics are entered only if accessible, and viewed only where walk boards are present.
• Due to framing, insulation, and lack of walkways, many areas of the attic area were not available for inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

7. Insulation and Ventilation

THE SCOPE OF THE INSULATION & VENTILATION INSPECTION

• All insulation and ventilation components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of insulation and ventilation components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• Common Cents Inc,Home Inspections, recommends that licensed insulation and ventilation contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
7.0	**Insulation/Thermal Envelope**				•
7.1	**Water Heater / Furnace Venting**				•
7.2	**Bathroom Ventilation**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

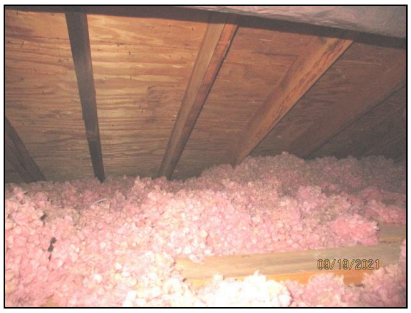
Styles & Materials

Attic Insulation:
Blown

Ventilation:
Gable vent(s)
Ridge vents
Soffit Vents

Dryer Vent:
Metal

7.0 Insulation efficiency is only as strong as its weakest point. Heat loss or gain is rated as R-Value indicates insulating power or thermal resistance. The higher the R-value, the greater the insulating power. Higher R-values are more effective at maximizing your energy savings and comfort. Disturbed or missing insulation should be replaced. To improve the thermal envelope **install 75 % of pull down stairs with R-5 batts**. This is to include secured and continuous weather stripping. Other units for this type barrier are available on line and at your local building supply. Doing so improves the thermal envelope.



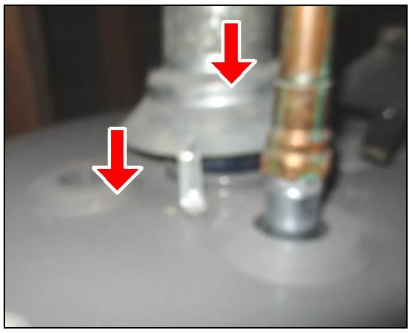
7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.0 Item 3(Picture)

7.1 Flu vent bonnet is not secured in place.

Bonnet works solely through natural convection-based on the principle that hot air rises. Hot exhaust from the water heater naturally rises up through the vent and into the air outdoors, creating a draw that promotes this upward airflow. The power of the draw increases as the vent duct heats up.



7.1 Item 1(Picture)

7.2 Bathroom exhaust vents terminate in the attic.

Reference: M1506.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building

7.2 Item 1(Picture)

LIMITATIONS ON THE INSULATION & VENTILATION INSPECTION

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

• Insulation/ventilation type and levels in concealed areas are not inspected. No destructive tests (such as cutting openings in walls to look for insulation) are performed.

• Potentially hazardous materials such as Asbestos and Urea Flormaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of normal home inspection.

• An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

• Any estimates of insulation R-values or depths are rough average values.Power ventilators cannot be reached inside tall attics so operating them is beyond the scope of this building inspection.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(A) . Master Bath

		IN	1	2	3
8.0.A	**Toilet Bowl and Tank / Operation**	•			
8.1.A	**Lavatory**	•			
8.2.A	**Tub / Shower**	•			

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Exhaust Ventilation:
Fan only

Lavotory Water Shut offs:
yes

8.0.A Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

8.1.A Vanity

Push Pull drain mechanism function as designed.

8.2.A Shower divert function normal.

8(B) . Hall Bath - Main Level

		IN	1	2	3
8.0.B	Toilet Bowl and Tank / Operation	•			
8.1.B	Lavatory				•
8.2.B	Tub / Shower	•			

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

IN 1 2 3

Styles & Materials

Countertop:
Cultured marble (fiberglass)

Exhaust Ventilation:
Fan only

Lavotory Water Shut offs:
yes

8.0.B Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

8.1.B Vanity

Active leak at the P trap. Secure/Repair

8.1.B Item 1(Picture)

8.2.B Function as designed.

Shower divert function normal.

8(C) . Hall Bath - Second level

		IN	1	2	3
8.0.C	**Toilet Bowl and Tank / Operation**	•			
8.1.C	**Lavatory**				•
8.2.C	**Tub / Shower**	•			

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Countertop:
Solid Surface Material

Exhaust Ventilation:
Fan only

Lavotory Water Shut offs:
yes

8.0.C Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

Caulk sealant around the base of the toilet prevents any water intrusion from freely entering the floor cavity.

8.1.C Vanity

Push / Pull sink stopper mechanism difficult. Adjust.

8.2.C Function as designed.

Shower controls and diverter are original to construction.

9. Plumbing System

SCOPE OF THE PLUMBING INSPECTION

• All plumbing components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

• This inspection is visual only. Representative samples of plumbing components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of plumbing components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

• Not all code related issues can or will be disclosed in this report. If a plumbing code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

• Common CENTS Inc Home Inspection Services recommends that licensed plumbing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
9.0	Main Water Shut-off Device (Location)				•
9.1	Exterior Faucet				•
9.2	Water Pressure	•			
9.3	Water Meter	•			
9.4	Waste System				•
9.5	Kitchen Sink				•
9.6	Gas Distribution				•
9.7	Water Heater				•
9.8	Other Plumbing Items				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

Styles & Materials

Water Heater Location: Basement

Plumbing Water Distribution (inside home): Copper

Water Source: Municipal Service

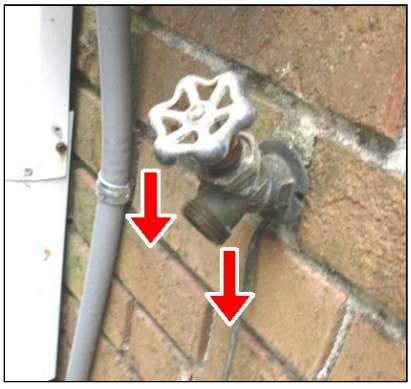
Plumbing Waste Material: PVC

Water Heating Source: Gas

Water Heater Capacity: 40 Gallon (1-2 people)

9.0 I could not locate the main shut-off for water? Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

9.1 Back faucet at basement door has active leak. Failing stem is one option.



9.1 Item 1(Picture)

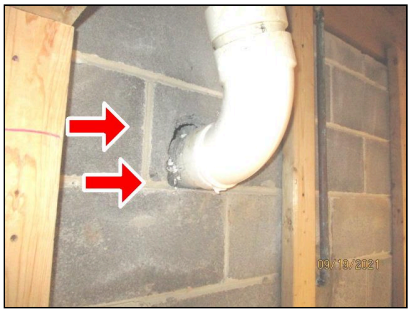
9.2 Anti-Siphon devices need to be installed on the exterior hose faucets to prevent potential back-flow contamination of the interior water supply lines. These devices can be purchased at most hardware store. (Some cases referred to as vacuum breaker)

Water pressure per square inch (psi) 40
Tolerance for pressure is recommended at 40 pounds minimum and 80 pounds maximum.

Note:60 psi is recommended to have adequate pressure where more than one appliance is in use at the same time.

9.4 (1) Use water efficiently : Average indoor water use in the typical single-family home is almost 70 gallons per person per day. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day

(2) Seal waste line penetration that exits the front cinder block wall. Expansion foam would be one option.



9.4 Item 1(Picture)

9.5 Single lever faucet is loose at the counter top

9.6 (1) Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the right side wall. The location for this valve must be known so it can be closed in the event of a damaged pipe or small leak. Addittional tool is required to perform this function.

(2) The gas valve is on when it is parallel to the incoming gas line. When the valve is turned a quarter turn so that it is perpendicular, then the gas line is closed and the flow of gas is off.

Original shut off valve requires addittional tool and effort. Code requirement in place at the time the unit was replaced.

9.6 Item 1(Picture) Quick Shut Off

9.6 Item 2(Picture) Original Gas Shut Off

9.7 (1) Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. 3 years

The minimum water temperature to sanitize dishes is 120 degrees. Inspection Temperature: 122 degrees

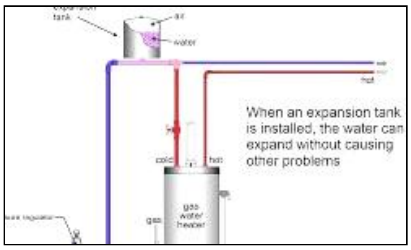
(2) Missing drip leg at the pressure relief valve discharging vertically. This drip leg allows for condensation to drain **away from the valve** that may cause premature failure.

Ref: Discharge may not run up hill or be trapped. (2803.6.1 IRC 2012)
Code in place at the time the unit was installed.

9.7 Item 1(Picture) Missing Drip Leg

(3) NO EXPANSION TANK AS REQUIRED BY THE 2001 PLUMBING CODE AND THE LOCAL WATER AUTHORITY

Thermal expansion tank is required in addition to the pressure relief valve where storage water heating equipment is located. (P2903.4)



9.7 Item 2(Picture) Diagram

(4) Plastic coupling with copper material is not recommended.

9.7 Item 3(Picture)

9.7 Item 4(Picture)

9.8 Plastic water line behind your refrigerator deteriorates over time. Replacement with braided steel supply line could be beneficial

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LIMITATIONS ON THE PLUMBING INSPECTION

Comments: **It is possible that latent plumbing defects could exist that may not be readily apparent during this inspection. Some defects could only become apparent during normal (daily) use where some/all of the plumbing system is used in its designed capacity. This normally occurs during consistent maximum occupancy.**

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

• Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
• Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
• Clothes washing machine connections are not inspected.
• Interiors of flues or chimneys, which are not readily accessible, are not inspected.
• Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
• Shutoff Valves: Valves that are not used on a regular basis by the building owner are not operated during the inspection because they can break, leak or fail to reopen after being operated. If you want to verify their proper operation prior to closing, you should have the building owner, or a licensed plumber operate the valves to insure they are leak free, and they fully cycle to both the open and close positions.
• 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.

10. Electrical System

THE SCOPE OF THE ELECTRICAL INSPECTION
All electrical components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected,except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of electrical components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of electrical components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Common Cents Inc, Home Inspections, LLC recommends that licensed electrical contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

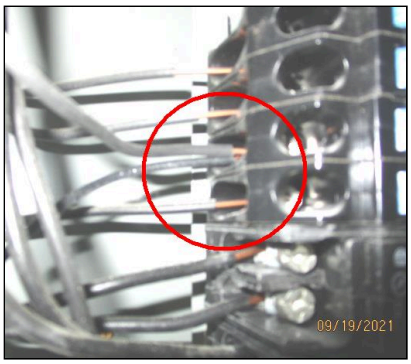
		IN	1	2	3
10.0	**Distribution Panel Condition**			•	
10.1	**Interior Wiring**	•			
10.2	**Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**	•			
10.3	**Grounding and Bonding System**			•	
10.4	**Main electrical disconnect:**				•
10.5	**Operation of GFCI (Ground Fault Circuit Interrupters)**		•		
10.6	**Receptacles**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Electrical Service Conductors:
Overhead service
Panel Type:
Circuit breakers
Panel Capacity:
150 AMP
Location of Main Disconnect:
NONE
Branch wire 15 and 20 AMP:
Copper
Wiring Methods:
Romex
Receptacles:
3- prong grounded. (sample number checked)
Dryer Connection:
Electrical - 3 prong

10.0 Reference:: 110.14 NEC- Limited to one wire per terminal



10.0 Item 1(Picture)

10.3 (1) Adding a bonding jumper between the hot and cold water lines at the water heater should be considered for added continuity. (bonding)

A metal underground water pipe shall be supplemented by an additional electrode (ground rod). This code may

not have been in place at the time of construction and is recommended for improved protection. (E3508.1 International Residential Code)(250.52 NEC)

Repairs completed by a licensed electrician.

(2) Ground rod is not flush with or below the ground level at this phase. **Installation.** The upper end of the electrode shall be flush with or below the ground level unless the above ground end, and the grounding electrode conductor attachment are protected.

10.3 Item 1(Picture)

10.4 No Main Disconnect is included in the current system configuration.

Note: This requires the meter to be pulled to service/repair of the system.

Note: This must be scheduled with your electric provider in advance.

10.4 Item 1(Picture)

10.5 The GFCI will sense the difference in the amount of electricity flowing into the circuit to that flowing out, even in amounts of current as small as 4 or 5 milliampere. The GFCI reacts quickly (less than one-tenth of a second) to trip or shut off the circuit. Monthly testing is recommended by the National Electrical Code.

Updating the electrical system to include Ground Fault circuit Breaker(GFCI) is recommended. Ground Fault

Circuit Interrupters are electrical safety devices that provide protection against electrical hazards in all bathrooms,garages, kitchens,basements ,exteriors and all other wet areas.

10.6 Located at the front corner of the basement test as not grounded. Replace

THE SCOPE OF THE ELECTRICAL INSPECTION
All electrical components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected,except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of electrical components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of electrical components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Common Cents Inc, Home Inspections, LLC recommends that licensed electrical contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

LIMITATIONS ON THE ELECTRICAL INSPECTION As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
• Electrical components concealed behind finished surfaces are not inspected.
• Only a representative sampling of outlets and light fixtures were tested.
• Furniture and/or storage restricted access to some electrical components, which may not be inspected.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.
• Due to access limitations, smoke detectors may be not tested.
• Testing smoke detectors can be misleading. The provided test button only verifies the presence of an active power source. It does not mean if will detect particles of smoke in the air.

11. Cooling System

THE SCOPE OF THE COOLING INSPECTION
• All cooling components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of cooling components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.
Special Note: The cooling supply adequacy or distribution and balance are not inspected. The inspection should not be considered a guarantee or warranty of any kind.
• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
•Common Cents Home Inspections, Inc recommends that **licensed cooling contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
11.0	**Cooling Equipment**	•			
11.1	**Compressor Age**	•			
11.2	**Distribution Duct Work**	•			

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

System:
Electric - 240 Volt Power Supply
Cooling System Tonnage Capacity:
2.5 ton
Cooling Equipment Type:
Compressor Cycle
Electrical Connection:
Pull disconnect functioning
Number of AC Only Units:
One
Ductwork:
Insulated
Original

11.0 Goodman M# GSX13

13- SEER(Season Energy Efficiency Rating) The efficiency at which air conditioners produce cooling is efficiency to as its SEER rating. SEER stands for **Seasonal Energy Efficiency Ratio,**and is a ratio of the amount of cooling produced (BTU) divided by the amount of electricity (watts) used. The higher the SEER, the greater the air conditioner's efficiency.
Chlorine-free R-410A refrigerant-provides exceptional comfort without exacting a costly environmental toll

11.1 12 to 16 years is average useful life for the compressor. Annual service and check at a minimum can improve the useful life of your equipment. 7 YEARS

12. Heating System

SCOPE OF THE STRUCTURAL INSPECTION
• All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of structural components are viewed in areas that are **accessible** at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• Common Cents Inc, Home Inspections recommends that **licensed structural contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

		IN	1	2	3
12.0	**Heating Equipment**	•			
12.1	**Equipment Age**	•			
12.2	**Heat Exchanger / Gas Ports**	•			
12.3	**Filtration**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

Styles & Materials

Equipment Location(s):
Basement

Heating Type:
Forced Air

Number of Heat Systems (excluding wood):
One

Filter Size:
16x25

Thermostat-Controllers:
Funtioned as Designed

Wall Thermostat:
Digitial Thermostat, battery back up

12.0 Goodman M# GMH8100 S# 1504397116
100,000 BTU *BTU. Abbreviation for British thermal unit, which is the quantity of heat required to raise the temperature of 1 pound (454 g)of water 1degree F (1 Btu = 1055 J).*

12.1 Average useful life is 15 - 20 years. Regular service and evaluation by a licensed HVAC technician is recommended. 6 YEARS

12.2 No roll out of flames on start up at the time of the inspection.

12.2 Item 1(Picture)

12.3 A better quality improves performance and quality of air cleaning. Good choices include a one inch pleated filter or larger media filter that provide more surface area. Look for filters with a higher micro particle performance rating.(800 and up.)

12.3 Item 1(Picture)

LIMITATIONS ON THE HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

13. Fireplace System

THE SCOPE OF THE FIREPLACE INSPECTION

• All fireplace components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
• This inspection is visual only. Representative samples of fireplace components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• It is highly recommended that all fireplaces flues be subjected to a Level II by a CSIA-certified sweep, based on NFPA standards.
• Common Cents Inc, Home Inspections, recommends that licensed fireplace contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely

		IN	1	2	3
13.0	**Chimney Type**				•
13.1	**Firebox**				•
13.2	**Chimney Cap**				•
13.3	**Gas Appliance**				•

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair **IN 1 2 3**

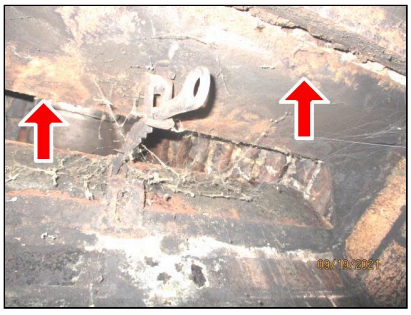
Styles & Materials

Flue Vent Type::
Clay Tile

Fireplace Appliances::
Gas Logs

13.0 Damper operation function as designed. rust noted due to age and moisture intrusion over time.

• The inspection does not involve igniting or extinguishing fires or the determination of draft.
• Fireplace inserts, stoves, or firebox contents are not moved.
• There are many **concealed areas** inside fireplaces and their chimneys. Because of this, The National Fire Protection Association recommends an **NFPA 211, Level II inspection** of any fireplace when a building is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at http://www.csia.org/



13.0 Item 1(Picture)

13.1 Heavy build up noted in the fire box. Professional chimney sweep recommended annually.

13.2 Chimney caps are recommended to prevent the intrusion of rain, snow, rodents and debris. Sizing should include over lapping the corners and trim a minimum of 4 inches.

13.3 Gas line has been terminated and filled with caulk. No gas line visible entering the fire box.

13.3 Item 1(Picture)

LIMITATIONS ON THE FIREPLACE INSPECTION
Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
• The interiors of flues or chimneys are not inspected.
• Gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
• The inspection does not involve igniting or extinguishing fires or the determination of draft.
• Fireplace inserts, stoves, or firebox contents are not moved.
• There are many concealed areas inside fireplaces and their chimneys. Because of this, The National Fire Protection Association recommends an NFPA 211, Level II inspection of any fireplace when a building is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at http://www.csia.org/