Inspection Report

Curb Appeal Maybe?

Property Address:
Modified DIY - Mid Century Modern
Stone Mountain GA 30083

Front Elevation

Common Cents Home Inspection Services Inc

Terry Roberts
404.213.1382-cell
Decatur, Georgia 30030
IRC Code Certifed # 5188601
Georgia Association of Home Inspectors # 03012

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Date: 5/2/2025	**Time:** 11:30 AM	**Report ID:** Sample Report #30
Property: Modified DIY - Mid Century Modern Stone Mountain GA 30083	**Customer:** Curb Appeal Maybe?	**Real Estate Professional:** Ben McKenzie Keller Williams Realty

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:	**Type of building:**	**Approximate age of building:**
Purchaser and their agent	Single Family (2 story)- Slab Foundation	55 years
Style of Home:	**Utility Services::**	**Orientation:**
Mid Century Modern	All utilities were on at the time of the inspection.	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::	**Ground/Soil surface condition:**	**Rain in last 72 hours:**
Cloudy, 80 degrees	Damp	Yes
Radon Test:		
Radon Test Recommended		

1. Exterior

SCOPE OF THE EXTERIOR INSPECTION

• This inspection is visual only. Representative samples of exterior 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. 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 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.

Styles & Materials

Siding:
Painted
Wood
Brick Original

Gutters:
Down spout discharge needs attention.

Driveway:
Original
Concrete
Cracks with vertical displacement. Trip Hazard

Eaves- Overhangs-Fascia:
Vinyl Wrap

Foundation:
Concrete Slab

Deck:
Wood
Pressure Treated Wood
Older than 15 years
Original
Unsafe for Foot Traffic

Steps:
Full Brick

		IN	1	2	3
1.0	Driveway / Exterior Walk				•
1.1	Landscape / Lot Drainage	•			
1.2	Deck, Porches, Patios:		•		
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	Exterior Weather Sealants				•
1.10	Gutter System				•
1.11	Exterior General Observation		•		
		IN	1	2	3

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

Comments:

1.0 (1) Evidence of deterioration. Surface raised,settled creates trip hazard.

Drive replacement should be expected.

Ref: Cracks occur in drives where more than 10 X 10 square areas are poured without control or expansion joints to allow for thermal expansion and contraction.

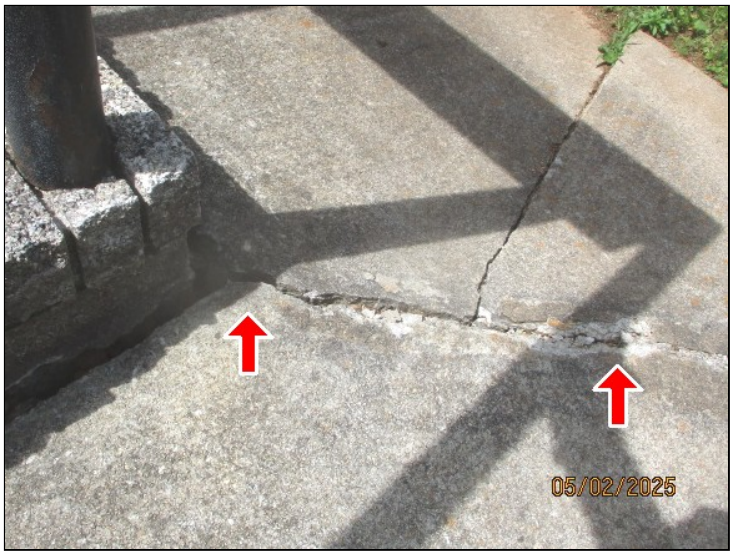
1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 (2) Surface water is sloped towards the dwelling and level to the back of the lot. Water is more concentrated from the curb along the right side of the dwelling.

1.0 (3) Water intrusion and erosion has contributed to this condition.

1.0 Item 3(Picture) Exterior Corner Walk

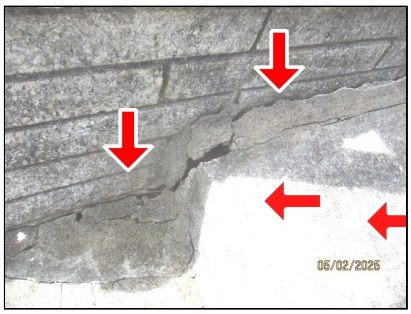


1.0 Item 4(Picture)

1.0 (4) Erosion along the front of the retaining wall. Walk has shifted towards the wall.

Ref:AF103.4.2 Concrete joints. All control joints, isolation joints, construction joints and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polymerizing caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

1.0 Item 5(Picture)



1.0 Item 6(Picture)

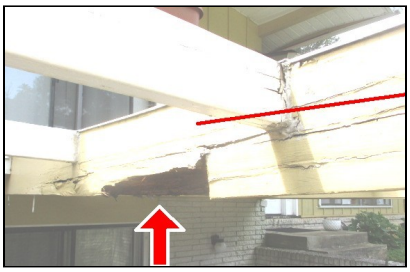
1.0 Item 7(Picture)

1.1 (1) Lot is sloped towards the dwelling from the street curb. Elevation declines to the back of the lot.

1.1 (2) Right rear window corner is at or below grade. Subject to moisture intrusion

1.1 Item 1(Picture)

1.2 (1) ENTIRE DECK AND CARPORT ROOF ARE UNSAFE TO FOOT TRAFFIC AND MAY FAIL WITHOUT FURTHER NOTICE.

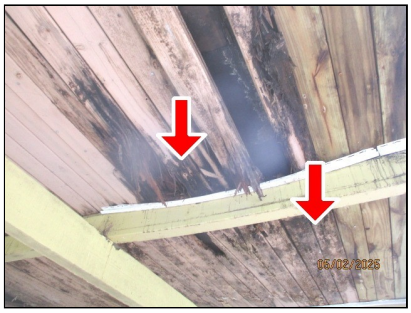


1.2 Item 1(Picture)

1.2 (2) Contributing factors include failed flashing, sealant exterior paint coat. The walking area appears installed over indoor/outdoor carpet.

Note:Design drainage does not exist

1.2 Item 2(Picture)



1.2 Item 3(Picture) Multiple events of intrusion.

1.2 Item 4(Picture)

1.2 Item 5(Picture)

1.2 Item 6(Picture) Over Carpet.

1.2 (3) Guards. Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height

Note: See addittional information under the 2018 Georgia Deck Pescriptive as to guard rail design.

Note: This code not in place at the time of construction. A minimum design level is " Standard Construction Practices."

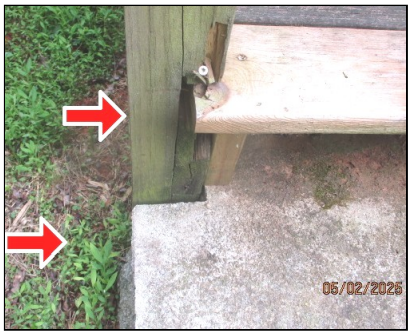
1.2 (4) Deck Water Damage

1.2 Item 7(Picture)

1.2 Item 8(Picture) UV Damage

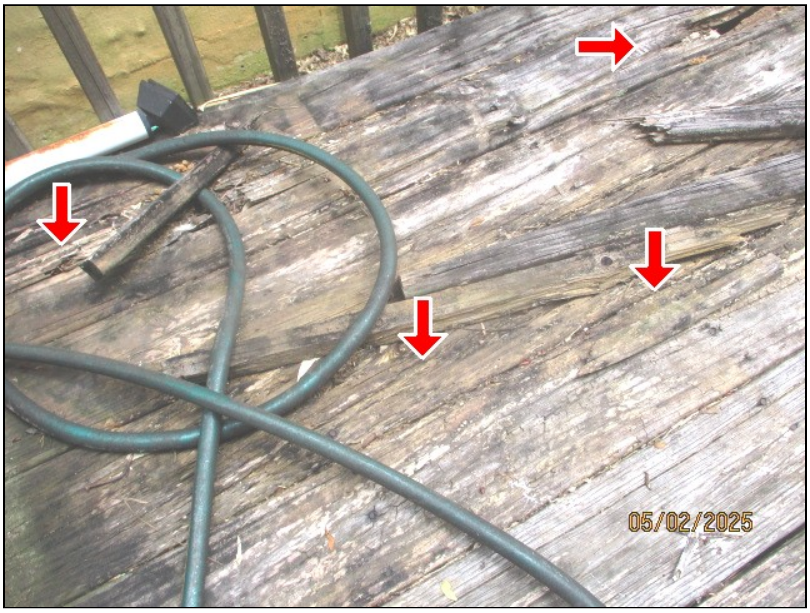
1.2 (5) Lateral movement deck stair railing. Water damage at the base.

1.2 Item 9(Picture)



1.2 Item 10(Picture)

1.2 (6) More than 75% of the decking has failed from water damage and delayed maintenance.



1.2 Item 11(Picture)

1.2 Item 12(Picture)

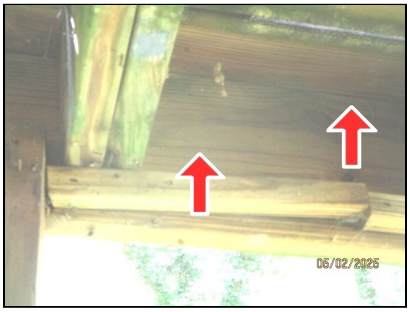
1.2 (7) Ledger strip is not appear to be adequately nailed. Local building code requires three nails on the ledger strip underneath each joist.

Ref: The ledger strip serves as a crucial structural element, transferring the weight of the deck to the house or structure. It provides a solid base for the deck joists, preventing them from sagging or shifting under ideal circumstances.

1.2 Item 13(Picture)

1.2 (8) Damaged ledger strip . Not secured as recommended.

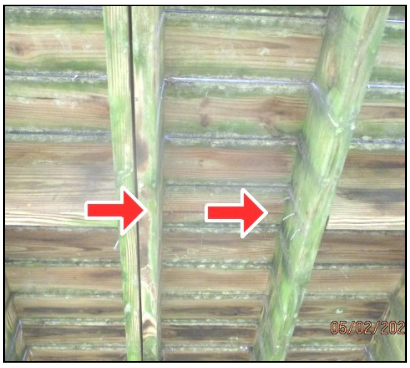
Note: Removing ledger strip and adding sized joist hangers could be beneficial.



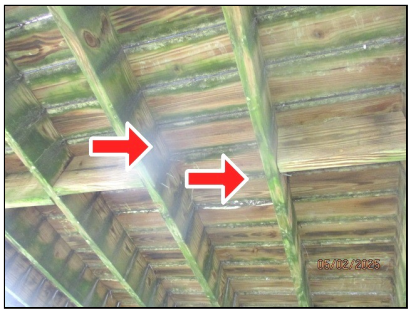
1.2 Item 14(Picture)

1.2 (9) Floor joist blocking consists of solid pieces of lumber installed between floor joists to prevent them from twisting and to help distribute weight more evenly across the floor system.

Missing in two sections minimum



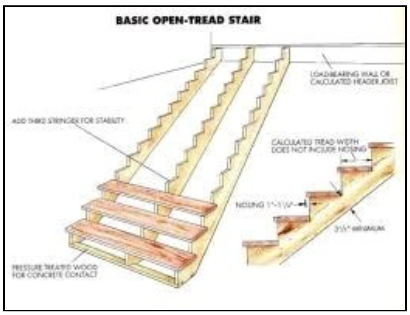
1.2 Item 15(Picture)



1.2 Item 16(Picture)

1.2 (10) Stair stringers should generally be spaced no more than 16-18 inches on center (OC). Risers should also be filled

Consult the Ga. Deck Perscriptive.



1.2 Item 17(Picture)

1.2 (11) Vertical supports are weight bearing. Terminate below grade and subject to decay. Probing indicated the post are resting on a concrete footing. Type not determined.

1.2 Item 18(Picture)

1.3 (1) Pressure washing mildewcide along with sealant containing UV protection should be considered soon to extend the useful life of the material.

1.3 Item 1(Picture)

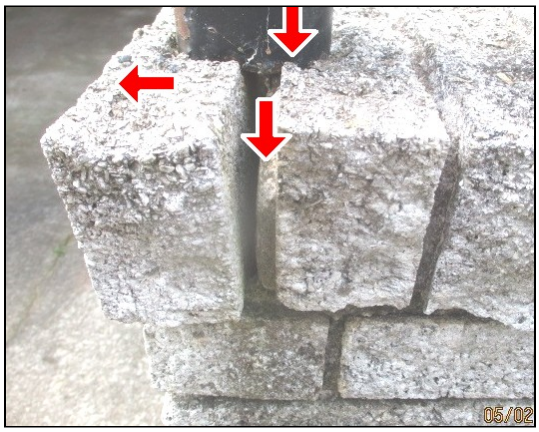
1.3 (2) Retaining walls are often found in places where extra support is needed to prevent the earth from moving downhill with erosion. The most basic function of a retaining wall is to battle gravity; the lateral force of the slope must be offset in the retaining wall's design. Retaining walls can also: Provide usable land.

1.3 (3) A pergola is an outdoor structure, typically with vertical posts or pillars supporting a horizontal lattice or crossbeams, often used to create a shaded walkway, sitting area, or to support climbing plants. It provides a balance of light and shade. :

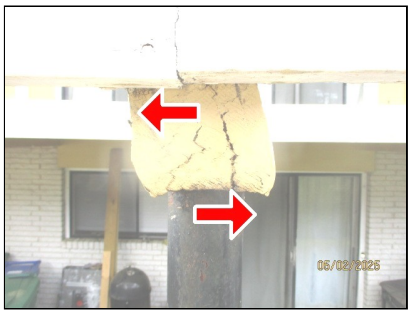
Failing mortar joints along top run of brick. Subject to water intrusion and further erosion.
Note: Seal penetrations at dissimilar material.

More than 70% of the exposed wood material is failing. It is likely this structure should be demolished and rebuilt.

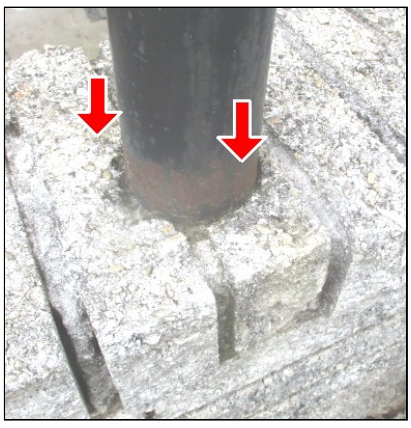
Ref: A pergola is an outdoor structure, typically with vertical posts or pillars supporting a horizontal lattice or crossbeams, often used to create a shaded walkway, sitting area, or to support climbing plants. It provides a balance of light and shade.



1.3 Item 2(Picture) Along front Walk

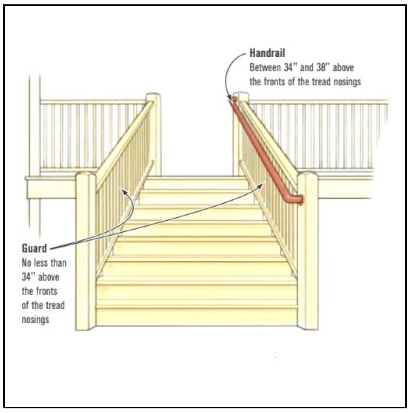

1.3 Item 3(Picture) Lateral Cantaleviered

1.3 Item 4(Picture) Water Damage Advanced

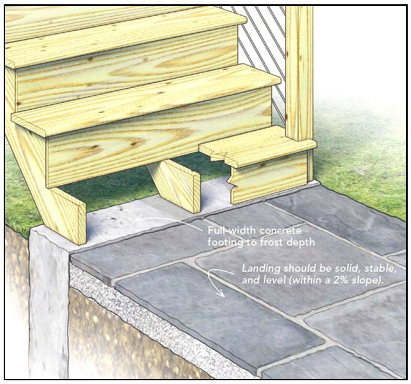

1.3 Item 5(Picture)

1.5 (1) For improved safety rekeying all the entry doors and changing any garage door codes should be considered.

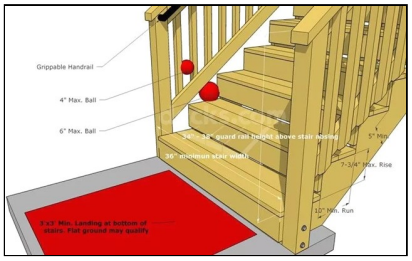
1.5 (2) Woad to earth contact at the bottom string of the deck stairs.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

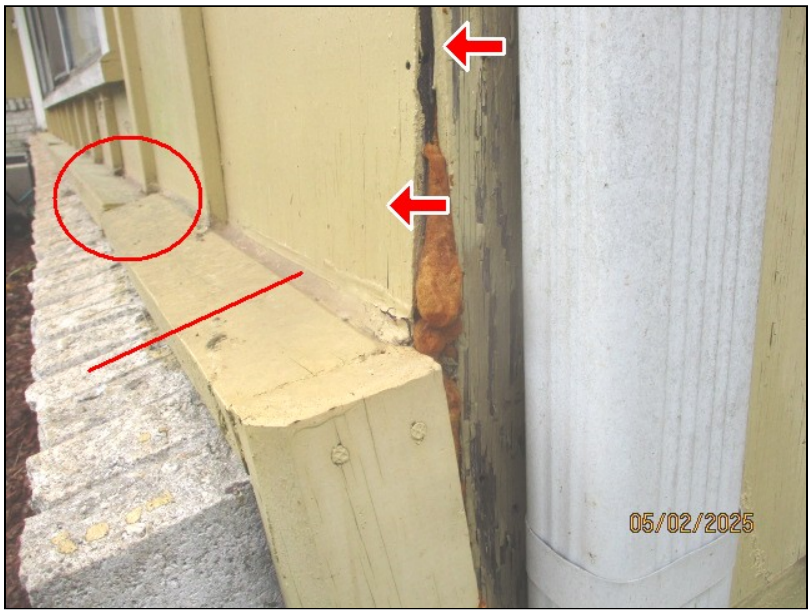


1.5 Item 3(Picture)

1.5 (3) Wasp nest noted on the interior track of the front corner guest room.

1.5 (4) Settlement of masonry wall at front entry. Expansion foam is failing.

1.5 Item 4(Picture) Left Front Wall Frame Connection

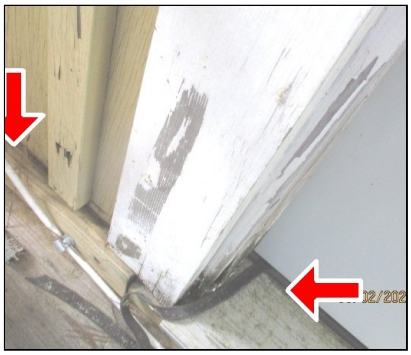


1.5 Item 5(Picture)

1.5 Item 6(Picture)

1.5 (5) Deck door frame threshold. Contributing factors missing caulk and paint coat.

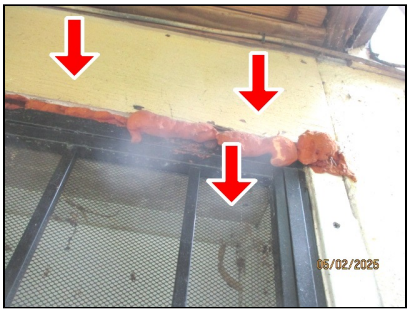
1.5 Item 7(Picture)



1.5 Item 8(Picture)

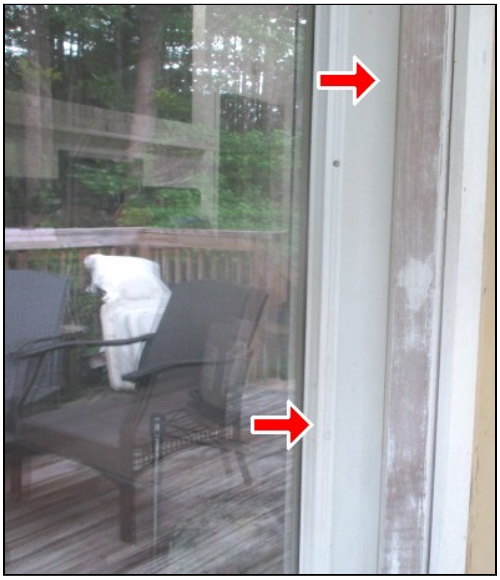
1.5 (6) Basement door appears to have been added. Header over the door is undersized for this application.

Expansion foam is not rated.



1.5 Item 9(Picture)

1.6 All exterior wood siding and trim are past due for a professional cleaning, repair and paint coat.



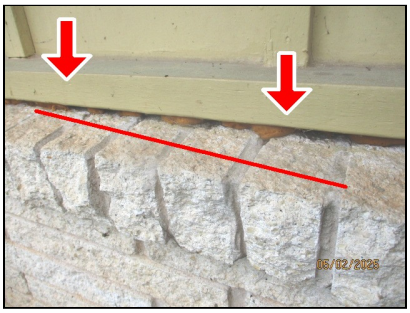
1.6 Item 1(Picture)

1.6 Item 2(Picture)

1.7 Windows typically occupy about 15 to 20 percent of the surface area of the walls. Windows not only add aesthetic looks and often a very important aspect of a home, but also a very significant component of home heating and cooling costs. Windows lose more heat per square foot of area in winter and gain more heat in summer than any other surface in the home.

Note: Cleaning would include tracks both bottom and top. Lubrication could be beneficial.

1.8 (1) Failing and dislodged brick under the front door frame as well as at the corner of the walk.
Tuck pointing is recommended.



1.8 Item 1(Picture) Front Entry

1.8 Item 2(Picture)

1.8 Item 3(Picture)

1.8 (2) A stair-step crack is a diagonal crack but, since mortar is usually not as strong as concrete block or brick, the crack migrates to the mortar joints as it zigzags along a path of least resistance.

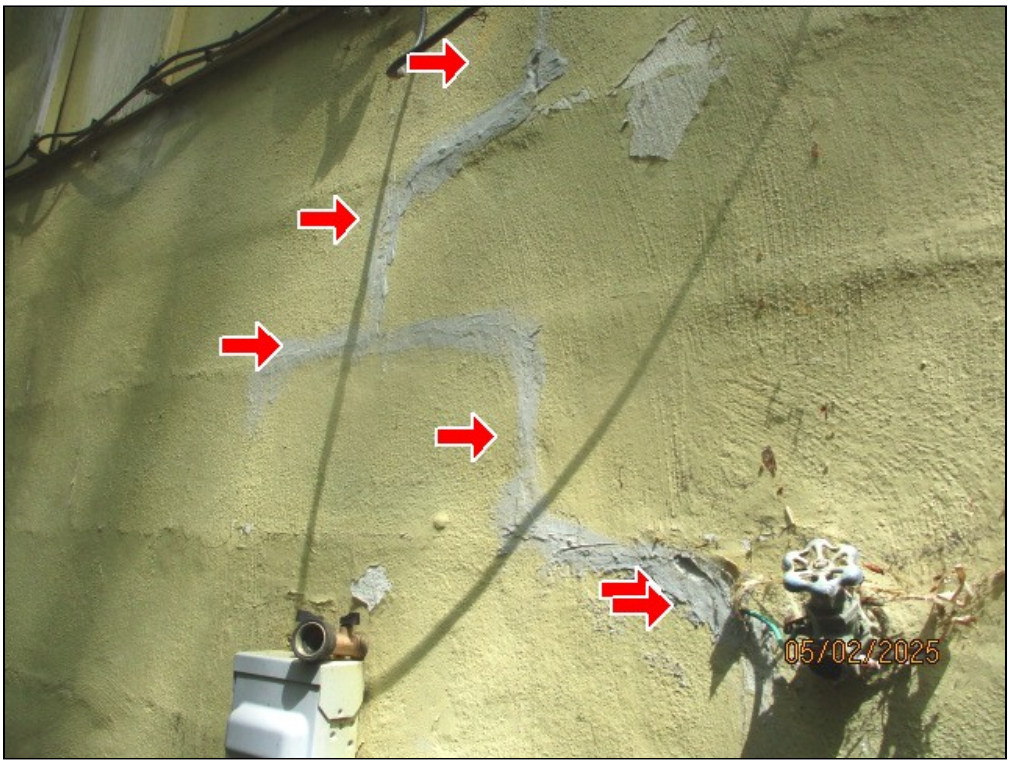
Noted along the right side wall, back wall and rear corner.

Extended periods of erosion under the wall has weekend the brick ledge/footing.

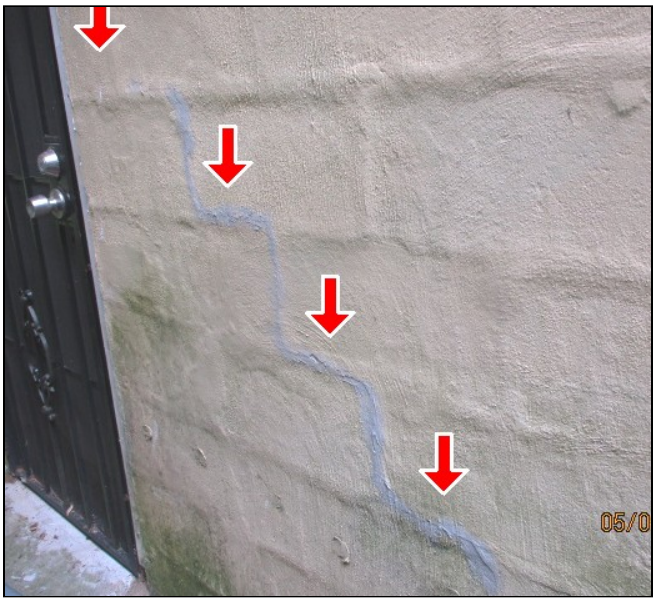
Further evaluation by a structural engineer/contractor is recommended. One option includes helical piers that are drilled to bedrock and supports the wall foundation.

1.8 Item 4(Picture)

1.8 Item 5(Picture)

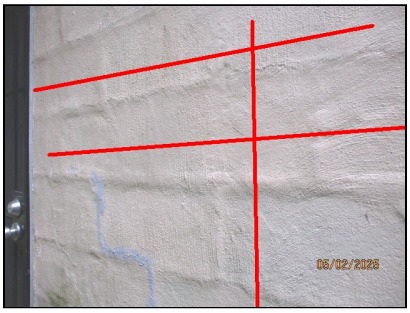


1.8 Item 6(Picture)



1.8 Item 7(Picture) Rear Corner

1.8 (3) All the mortar cinder block mortar lines present as bulging. Suggest trapping of moisture behind the exterior coating.. Condition consistent on all four sides of the dwelling.



1.8 Item 8(Picture)

1.8 Item 9(Picture)

1.9 (1) 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.

Seal all exterior penetration that enter the wall cavity

Major contributing factor to a majority of the water damage conditions evaluated.

1.9 Item 1(Picture)

1.9 (2) Back siding wall at contact with foundation. Gap more than 1.5 inches.

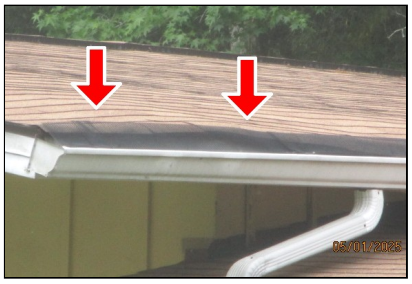
1.9 Item 2(Picture)

1.10 (1) Gutter guards are incorrectly installed. All material is designed to be tucked under the edge of the shingle and to lay flat on top of gutter collecting debris during surface water run off.

Others sections are missing guard section

Reference: Gutter guards work by creating a barrier over the gutter that allows water to flow through while preventing larger debris, like leaves, from entering and clogging the gutter system. They typically use a perforated surface or other design to channel water into the gutter and deflect debris, This function is achieved when gutter protection is designed and installed by a professional.

1.10 Item 1(Picture)



1.10 Item 2(Picture)

1.10 (2) It is recommended that all downspouts extend water 3-5 feet away from the structure.

1.10 Item 3(Picture) Right Rear Corner

1.11 A termite bond is a contract or “insurance” policy that a homeowner has with a termite control or an exterminating company. Just like with other types of contracts, termite bonds differ in cost and what they provide. The bond allows the homeowner to pay what is essentially a retainer fee to a pest control company.

Repair and Retreat

Recommended.

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.
• This inspection is visual only. Representative samples of roof 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 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.

Styles & Materials

Roof Covering:	Roof Style:	Viewed roof covering from:
3-Tab fiberglass	Gable	Binoculars
Tar and gravel	Flat	
Modified bitumen		

Sky Light(s):	Plumbing Vent Stack:
Two	Cast Iron

		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	1	2	3

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

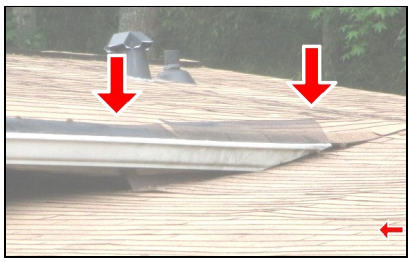
Comments:

2.0 (1) Asphalt shingle Roofs are generally designed to last approximately 15 to 18 years..25+

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

Multiple repairs. Curling and cuppying of existing shingles. Replacement should be expected.

Note: See section 2.2 regarding ventilation.



2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 (2) Deflection in roof joists refers to the bending or sagging of the joists under a load, like a roof's weight and the weight of people or snow. It's essentially how much a joist bends when it's supporting a load, and it's a critical factor in ensuring the structural integrity and longevity of a roofing material.

Factors Contributing to Deflection:

Several factors can influence the amount of deflection a joist experiences, including:

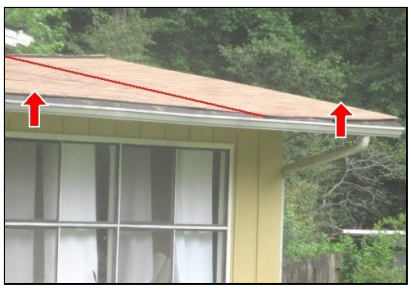
Load: The amount of weight the joist is supporting.

Span: The length of the joist between supports.

Joist Stiffness: The material and size of the joist affect its stiffness and ability to resist bending.

Further evaluation by a licensed roofing contractor is recommended.

2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.0 Item 6(Picture)

2.0 (3) Built Up roof system has failed. Numerous areas are ponding water. Multiple repairs exist.

Evaluation and replacement by a licensed roofer recommended.

2.0 Item 7(Picture)

2.0 Item 8(Picture)

2.0 Item 9(Picture)

2.0 Item 10(Picture)

2.0 Item 11(Picture)

2.0 (4) Two skylights are failing. Replacement should be expected.

2.0 Item 12(Picture)

2.0 (5) Permit #: 3055627

Permit Type: Permits for Ret. Walls, Commercial Gates & Fences, Trailer, Pool, Full Demolition, Move In As Is, Name/Ownership Change, Cell Tower, Special Administrative Permit, Roof/Siding Only, Slab

Permit status: Pre-Process Application

Job Cost: $ 8,400.00

It does not appear this repair was completed. No documentation provided at the time of inspection.

2.1 Penetrations appear to have received maintenance.

2.1 Item 1(Picture)

2.2 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.

A balanced ventilation system. In no case should the amount of exhaust ventilation at the ridge exceed the amount of **soffit ventilation (none installed by design.**

A **ridge vent** is an important part of a home's roofing system. Installed at the peak of a sloped roof, the ridge vent allows damp, warm air to escape from the attic. A properly installed ridge vent increases energy efficiency and prolongs the life of your roof.

2.3 Reference: (R903.2.1) Locations. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).

No evidence of flashing was noted along the wood to brick transition front wall. (Example)

This code may not have been in place at the time of construction and is listed outline the scope of work recommended.

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.
• This inspection is visual only. Representative samples of roof 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 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.

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. Interior System

Styles & Materials

Floor Surface:
Different Materials
Hardwood
Laminate
Ceramic Tile or similar material
Vinyl Plank Flooring

Interior Doors:
Hollow core
Sample number operated

Wall Covering:
Drywall

Window Types:
AGED
Single pane
Sliders

Countertop:
Solid Surface
Wood

Furniture:
Fully Furnished

		IN	1	2	3
3.0	Enclosed Space Under Stairs				•
3.1	Floors				•
3.2	Steps, Stairways, Balconies and Railings		•		
3.3	Ceiling and Walls				•
3.4	Laundry	•			
3.5	Addittional Test or Inspections		•		
		IN	1	2	3

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

Comments:

3.0 A number of rodent traps identified in the basement.area under the stairs.

3.0 Item 1(Picture)

3.1 Master bath flooring tile has a dark glue type material covering the area.

3.1 Item 1(Picture)

3.2 (1) First step down riser 8.5 inches while the remainder is 7.25. Creates unsafe step condition. Caution.

3.2 Item 1(Picture)

3.2 (2) 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.

3.2 Item 2(Picture)

3.3 (1) Three types of ceiling material in use.

Note: Sheet rock in basement appears DIY.

3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.3 (2) Cut away in the right rear of basement wall next to the furnace. Adding a supply vent may have been planned.

3.3 Item 3(Picture)

3.3 (3) Tongue and grooved ceiling material is original to construction. More than 6 areas present with water damage. Due to height restrictions brittle or damaged material could not be determined.

Material appears to be pine. Likely prefinished.

Note: Any wood material where water is absorbed or passes through the material may present as brittle.

Note: Conditioning of wood material is always an option to be completed by a professional.

3.3 Item 4(Picture)

3.3 Item 5(Picture)

3.3 Item 6(Picture)

3.3 Item 7(Picture)

3.3 Item 8(Picture)

3.3 Item 9(Picture)

3.4 Washer and dryer were operated and function normally. This equipment is outside the scope of normal home inspection and no opinion as to extended life is offered.

3.5 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.

4. 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
4.0	Chimney Type		•		
4.1	Chimney Cap	•			
		IN	1	2	3

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

Comments:

4.0 (1) Vent us unlined with approved venting material.

Note: Fireplace chimney flu draft has been closed.

4.0 Item 1(Picture)

4.0 Item 2(Picture)


4.0 Item 3(Picture)

4.0 (2) • 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 **ULL-177**, **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/

Recommended prior to use of combustible materials and or gas appliance.

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/

5. Appliance Description

Styles & Materials

Appliance Disposal:	**Kitchen Exhaust:**	**Range/Oven:**
Disposal Functioning	VENTED	Gas
Dishwasher:	**Microwave:**	**Door Bell:**
Would not operate. Replace	None	Yes

		IN	1	2	3
5.0	Dishwasher			•	
5.1	Range / Oven				•
5.2	Food Waste Disposal				•
5.3	Fire Extinguisher- Kitchen		•		
5.4	Refrigerator	•			
5.5	Smoke Detectors		•		
5.6	Cabinets/Cabinet Base				•
		IN	1	2	3

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

Comments:

5.0 Dishwasher will not operate. Unit is not secured Replacement should be expected

5.0 Item 1(Picture)

5.1 The range is loose and should be properly secured in its mounting. All manufacturers supply **anti-tip** brackets with all free standing ranges to prevent tipping. Heavy objects placed on the open door could result in the range toppling over and causing burns, injuries to the occupants of the home. The owners manual should be consulted for more information on the need for tilt brackets.

5.2 The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.

Reference: The strain relief is typically a series of ridges at the point where the cabling meets the connector or plug that allows flexibility in the cable without putting stress on that vulnerable point in the cord.

5.2 Item 1(Picture) Loose Insulation Conduit

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

5.5 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

5.6 Missing base cabinet door interior corner next to stove.

5.6 Item 1(Picture)

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. Insulation/ 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.

Styles & Materials

Ventilation:	Bathroom Exhaust:	Dryer Vent:
Ridge vents	Terminate inside the dwelling	PVC Rigid

		IN	1	2	3
6.0	Insulation		•		
6.1	Water Heater / Furnace Venting		•		
6.2	Bathroom Ventilation				•
6.3	Fire Blocking			•	
		IN	**1**	**2**	**3**

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

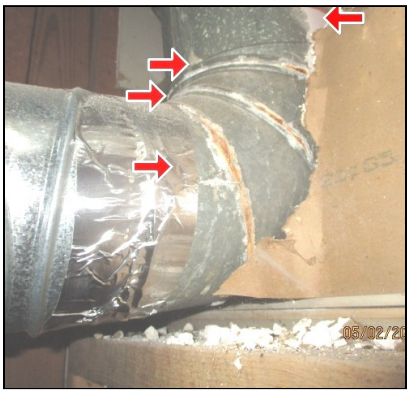
Comments:

6.0 (1) Tongue and groove ceiling materials themselves are not typically insulated. between these system typically a moisture barrier exist. (tar or felt paper, 15#-30#. Given the age of the home it is doubtful rubber membrane was used.

6.0 (2) Thermal barrier is any material used to prevent or delay the transfer of heat, fire, and ignition between a flammable material, like spray foam insulation, and the interior of a building. It essentially acts as a protective layer, providing a buffer against heat and fire spread.

6.1 Corrosion at the elbow joint. Replacement recommended.

This vent is responsible for discharging carbon monoxide (lethal gas) created by a gas flame to the exterior of the dwelling.



6.1 Item 1(Picture) Closet/ Laundry

6.2 One bath has ventilation. Ground level. It is likely this vent terminates inside the wall cavity.

6.3 Designed to provide a cut off of all concealed draft openings (both vertical and horizontal) and to for an effective fire barrier between stories and between a top story and the roof space. (Every 10 feet laterally)

Note: Gypsum board, cement fiber board, batts or blankets of mineral wool, glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block

No evidence of fire blocking was identified.

6.3 Item 1(Picture) Exterior corner of basement

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.

7. Structural /Items

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.

Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Cinder Block	Wood joists	Wood Studs
Slab Foundation		2 X 4 Wood
Wood Joist		

		IN	1	2	3
7.0	Exposed Foundation		•		
7.1	Columns or Piers	•			
7.2	Basement	•			
7.3	Attic General \Attic Structural	•			
		IN	1	2	3

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

Comments:

7.0 (1) Slab foundation is raised 1.5 inches. Vertical lift extends along the length of the room towards exterior wall.

7.0 Item 1(Picture) Right Front Corner

7.0 (2) Dehumidifier has been in use right front of basement.

7.0 Item 2(Picture)

7.2 Modified

7.3 By design attic is not present.

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.

8. 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.

Styles & Materials

Water Heater Location:
Interior Furnace Room

Plumbing Water Distribution (inside home):
Copper
PVC

Water Source:
Municipal Service

Plumbing Waste Material:
PVC
Cast iron

Water Heating Source:
Gas

Water Heater Capacity:
60 gallon

Kitchen Sink:
White Enamel
Double Bowl

		IN	1	2	3
8.0	Main Water Shut-off Device (Location)	•			
8.1	Exterior Faucet				•
8.2	Water Pressure	•			
8.3	Water Meter	•			
8.4	Waste System			•	
8.5	Gas Distribution		•		
8.6	Water Heater	•			
		IN	1	2	3

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

Comments:

8.0 Located in the ceiling of the front basement area. The valve is not readily accessible.

Note: Addittional equipment will be needed to access the shut off.

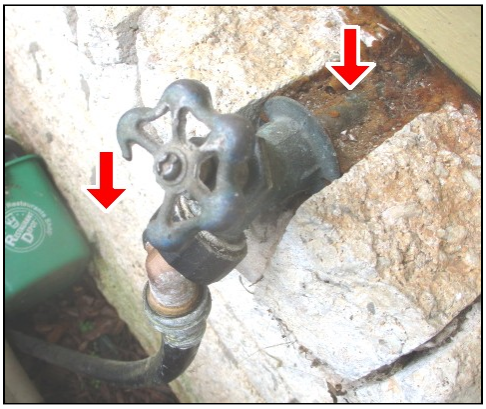
8.0 Item 1(Picture)

8.0 Item 2(Picture)

8.1 Front faucet control knob is damaged.

Note: Expansion foam is failing. This material is not rated for UV exposure.

Note: Water intrusion behind the masonry wall is likely.



8.1 Item 1(Picture)

8.2 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) 46
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.

8.2 Item 1(Picture)

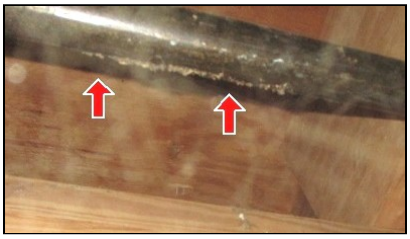
8.4 (1) Use water efficiently : Average indoor water use in the typical single-family home is almost 70 gallons per person per day. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day

8.4 (2) Due to the age of the dwelling and extensive root systems in the front yard it could be beneficial to have a licensed lumber scope the main waste line from the house to the street

8.4 (3) Waste line in the basement closet is failing along the bottom of the cast iron material.

Note: Clean out plug next to the washer has been painted.

Evaluation and repair by a licensed plumber is recommended.



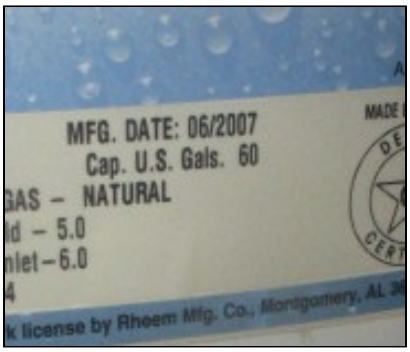
8.4 Item 1(Picture) Hall Closet/ Utility Room

8.5 Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the back 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.

8.5 Item 1(Picture)

8.6 (1) The minimum water temperature to sanitize dishes is 120 degrees. Inspection Temperature: 122

8.6 (2) Average useful life of a gas water heater is 12-16 years. 18 years



8.6 Item 1(Picture)

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.

9(A) . Master Bath

Styles & Materials

Countertop:	Exhaust Ventilation:	Lavatory Water Shut offs:
Laminate	Window Active	yes

		IN	1	2	3
9.0.A	Lavatory				•
9.1.A	Toilet Bowl and Tank / Operation	•			
9.2.A	Tub / Shower				•
		IN	1	2	3

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

Comments:

9.0.A Corrugated drain material is not approved for this application. Plumbing is gravity driven. All interior material is smooth in the direction of flow.

9.0.A Item 1(Picture)

9.1.A Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

9.2.A Shut offs are missing screws (Shower hot and cold controls.)

9(B) . Hall Bath

Styles & Materials

Countertop:	Exhaust Ventilation:	Lavotory Water Shut offs:
Solid Surface Material	Fan only	yes

		IN	1	2	3
9.0.B	Lavatory	•			
9.1.B	Toilet Bowl and Tank / Operation	•			
9.2.B	Tub / Shower	•			
		IN	1	2	3

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

Comments:

9.0.B Vanity

Push Pull drain mechanism function as designed.

9.1.B Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

9.2.B Function as designed.

10. Garage

Styles & Materials

Carport:

Two bay open

Covered

		IN	1	2	3
10.0	Garage /Carport Floor	•			
		IN	1	2	3

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

Comments:

10.0 (1) Carport supports are smaller than would be required by today's standards.

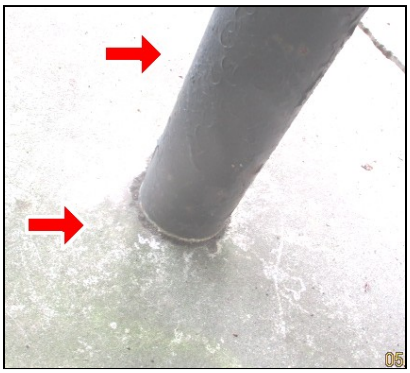
One support has been replaced with 4X6 wood in contact with concrete floor. This is subject to water intrusion under the wood support and premature failing from water damage.

10.0 Item 1(Picture)

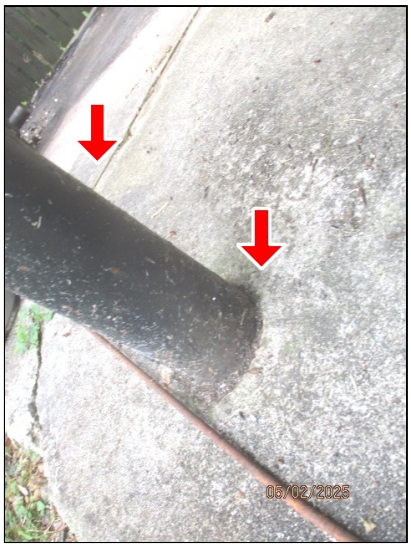
10.0 (2) At a minimum sand, prime and rust inhibitor coating is recommended for extended useful life.

Note: Seal all penetrations to guard against water intrusion.

Note: It could not be determined condition of footing or other load bearing components.



10.0 Item 2(Picture)



10.0 Item 3(Picture)

10.0 Item 4(Picture)

10.0 (3) Extensive water damage and failure of supporting lateral bracing.

10.0 Item 5(Picture)

11. 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.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel Type:
Circuit breakers

Panel Capacity:
150 AMP

Location of Main Disconnect:
Service Panel

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Limited

Dryer Connection:
Electrical - 3 prong

		IN	1	2	3
11.0	Distribution Panel Condition			•	
11.1	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)	•			
11.2	Operation of GFCI (Ground Fault Circuit Interrupters)		•		
11.3	Grounding and Bonding System		•		
11.4	Receptacles				•
		IN	1	2	3

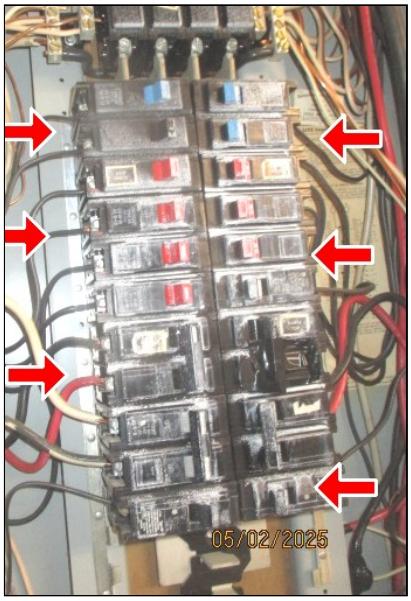
IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

11.0 NEC 314.20b- Per National Electric Code (NEC), "Internal parts of electrical equipment, including bus bars, wiring terminals, insulators and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasives, and corrosive residues. There shall not be any damaged parts that might adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment."

Note: that application of cleaners or abrasives is not permitted. This essentially means that, per the NEC, over spray panel interiors must be replaced or evaluated by a licensed electrician for safety.

11.0 Item 1(Picture) Missing Spacer



11.0 Item 2(Picture) Interior View

11.2 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.


11.2 Item 1(Picture) No GFCI protection.

11.3 There is not one standard ground resistance threshold that is recognized by all agencies. However, **the NFPA and IEEE have reco**mmended a ground resistance value of 5.0 ohms or less. The NEC has stated to **"Make sure that system impedance to ground is less than 25 ohms specified in NEC 250.56.**

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

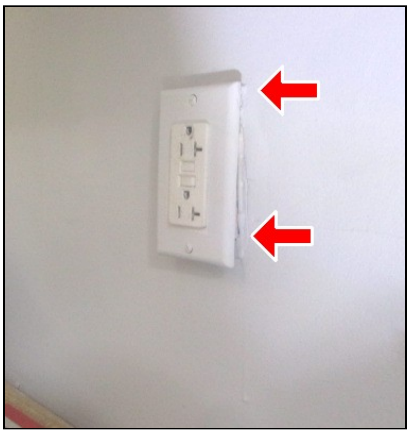
A metal underground water pipe shall be supplemented by an additional electrode (ground rod). This code may not have been in place at the time of construction and is recommended for improved protection. (E3508.1 International Residential Code)(250.52 NEC)

11.4 (1) Receptacle next to refrigerator has black tape over the receptacle. Source unknown

11.4 Item 1(Picture)

11.4 (2) Outlets in the basement right rear corner are not functioning.

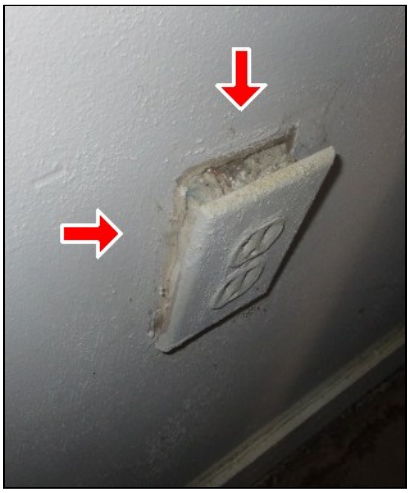
Electrical box is not secured to the wall.



11.4 Item 2(Picture)

11.4 (3) Electrical box is not secure along the front wall of the basement.

Note: Numerous outlets are loose or not secure through out the dwelling.



11.4 Item 3(Picture)

11.4 Item 4(Picture) Under the Stairs

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.

12. 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.

Styles & Materials

System:
Electric - 240 Volt Power Supply

Cooling System Tonnage Capacity:
3.0 ton

Cooling Equipment Type:
Compressor Cycle

Electrical Connection:
Pull disconnect functioning

Number of AC Only Units:
One

Ductwork:
Insulated
Original
Partially insulated

		IN	1	2	3
12.0	Cooling Equipment	•			
12.1	Compressor Age				•
12.2	Cooling and Air Handler Equipment				•
		IN	1	2	3

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

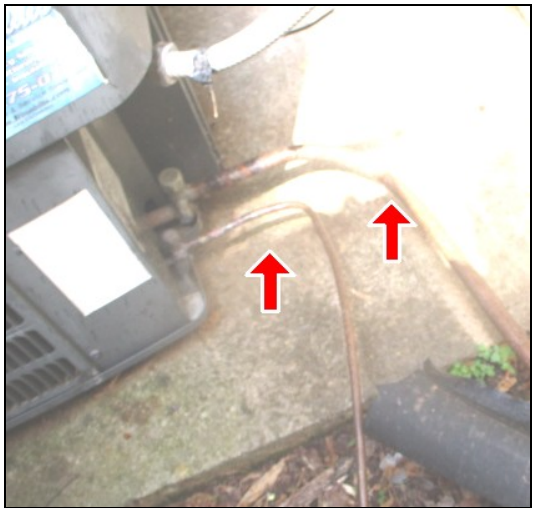
Comments:

12.0 Goodman

12.1 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. 22 years

Service and evaluation by a licensed HVAC technician is recommended.

12.2 (1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause heat gain and energy loss and condensation.
Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of at least R-4. (Armor Flex- trade name)



12.2 Item 1(Picture)

12.2 (2) Chlorine-free R-410A refrigerant—provides exceptional comfort without exacting a costly environmental toll

R-22 Refrigerant is no longer being manufactured and is being phased out as of 2014.

13. 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.

Styles & Materials

Equipment Location(s):	Heating Type:	Number of Heat Systems (excluding wood):
Basement Utility Closet	Forced Air	One

Filter Size:	Thermostat-Controllers:	Wall Thermostat:
Incorrect size	Funtioned as Designed	Digitial Thermostat, battery back up

		IN	1	2	3
13.0	Heating Equipment	•			
13.1	Equipment Age				•
13.2	Heat Exchanger / Gas Ports	•			
13.3	Filtration				•
		IN	1	2	3

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

Comments:

13.0 Bryant

66,000 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).*

13.1 The industry average service design life for most forced air furnaces is 15-20 years 23 years

Extended life could not be determined.

Seasonal maintenance by a licensed HVAC technical is recommended.

13.2 Flame patterns appear to be performing within tolerance given the age of the equipment. No evidence of roll out on start up identified.

13.3 (1) 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.)

13.3 Item 1(Picture)

13.3 (2) Filter is undersized for the plenum opening.
Ref: A furnace filter fits properly when it snugly and completely fills the filter slot with no gaps or spaces around the edges. This ensures all air passes through the filter, preventing dust and debris from bypassing and entering the furnace.

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.

Summary

Common Cents Home Inspection Services Inc

404.213.1382-cell
Decatur, Georgia 30030
IRC Code Certifed # 5188601
Georgia Association of Home Inspectors # 03012

Customer
Curb Appeal Maybe?

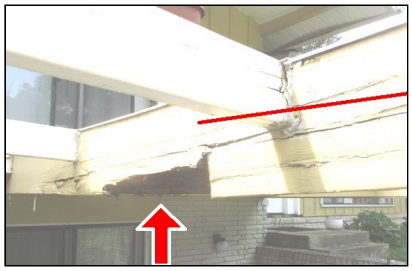
Address
Modified DIY - Mid Century Modern
Stone Mountain GA 30083

1. Exterior

1.2 Deck, Porches, Patios:

Safety Issue/Comment

(1) ENTIRE DECK AND CARPORT ROOF ARE UNSAFE TO FOOT TRAFFIC AND MAY FAIL WITHOUT FURTHER NOTICE.

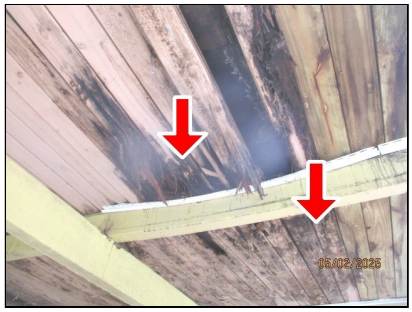


1.2 Item 1(Picture)

(2) Contributing factors include failed flashing, sealant exterior paint coat. The walking area appears installed over indoor/outdoor carpet.

Note:Design drainage does not exist

1.2 Item 2(Picture)



1.2 Item 3(Picture) Multiple events of intrusion.

1.2 Item 4(Picture)

1.2 Item 5(Picture)

1.2 Item 6(Picture) Over Carpet.

(3) Guards. Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height

Note: See addittional information under the 2018 Georgia Deck Pescriptive as to guard rail design.

Note: This code not in place at the time of construction. A minimum design level is " Standard Construction Practices."

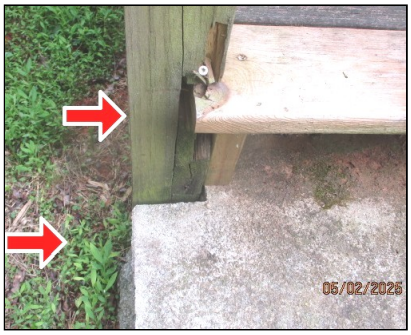
(4) Deck Water Damage

1.2 Item 7(Picture)

1.2 Item 8(Picture) UV Damage

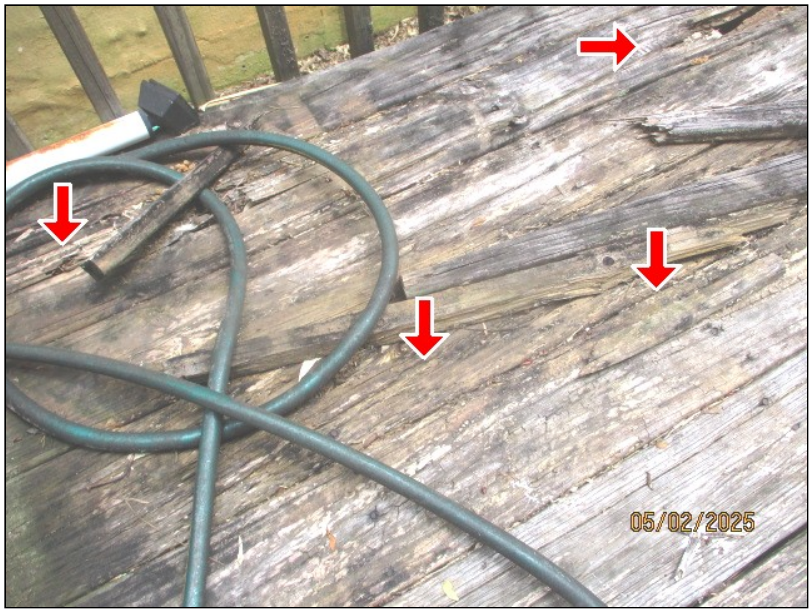
(5) Lateral movement deck stair railing. Water damage at the base.

1.2 Item 9(Picture)



1.2 Item 10(Picture)

(6) More than 75% of the decking has failed from water damage and delayed maintenance.



1.2 Item 11(Picture)

1.2 Item 12(Picture)

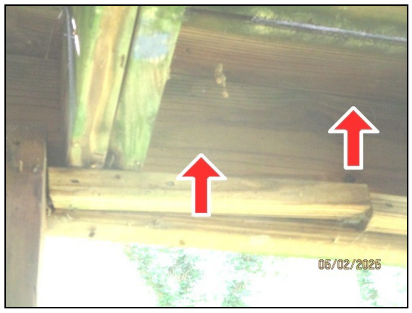
(7) Ledger strip is not appear to be adequately nailed. Local building code requires three nails on the ledger strip underneath each joist.

Ref: The ledger strip serves as a crucial structural element, transferring the weight of the deck to the house or structure. It provides a solid base for the deck joists, preventing them from sagging or shifting under ideal circumstances.

1.2 Item 13(Picture)

(8) Damaged ledger strip . Not secured as recommended.

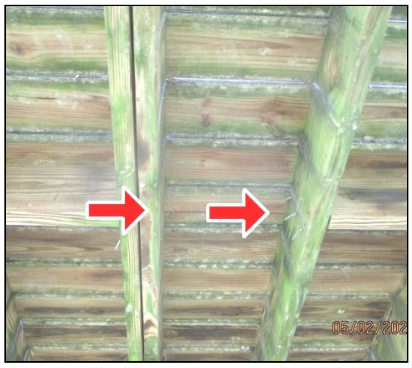
Note: Removing ledger strip and adding sized joist hangers could be beneficial.

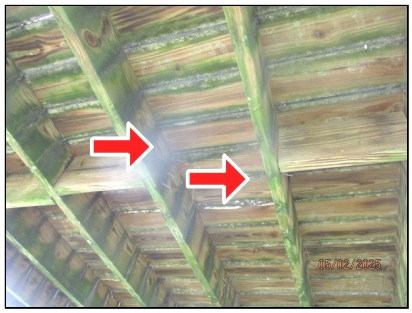


1.2 Item 14(Picture)

(9) Floor joist blocking consists of solid pieces of lumber installed between floor joists to prevent them from twisting and to help distribute weight more evenly across the floor system.

Missing in two sections minimum



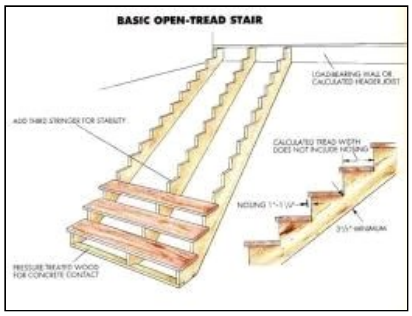


1.2 Item 16(Picture)

1.2 Item 15(Picture)

(10) Stair stringers should generally be spaced no more than 16-18 inches on center (OC).
Risers should also be filled

Consult the Ga. Deck Perscriptive.



1.2 Item 17(Picture)

(11) Vertical supports are weight bearing. Terminate below grade and subject to decay. Probing indicated the post are resting on a concrete footing. Type not determined.

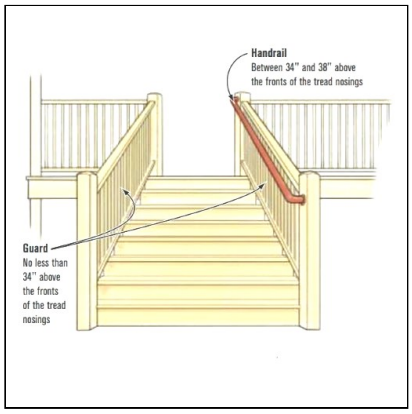
1.2 Item 18(Picture)

1.5 Exterior Entry Doors / Steps /Porch

Safety Issue/Comment

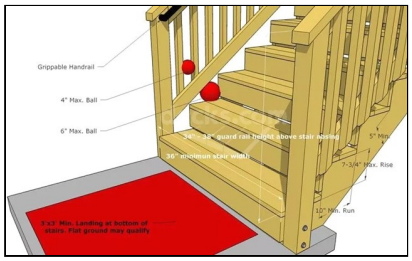
(1) For improved safety rekeying all the entry doors and changing any garage door codes should be considered.

(2) Woad to earth contact at the bottom string of the deck stairs.



1.5 Item 1(Picture)

1.5 Item 2(Picture)

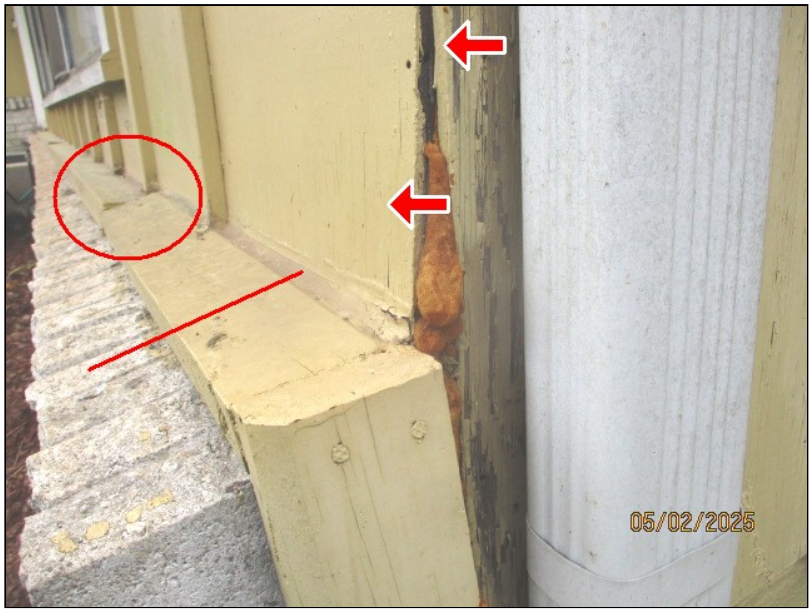


1.5 Item 3(Picture)

(3) Wasp nest noted on the interior track of the front corner guest room.

(4) Settlement of masonry wall at front entry. Expansion foam is failing.

1.5 Item 4(Picture) Left Front Wall Frame Connection

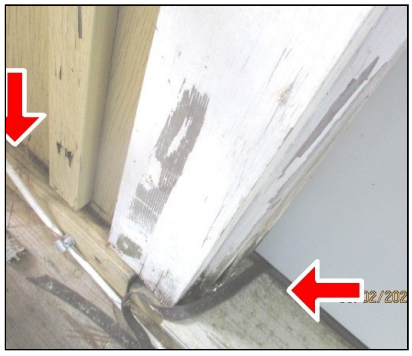


1.5 Item 5(Picture)

1.5 Item 6(Picture)

(5) Deck door frame threshold. Contributing factors missing caulk and paint coat.

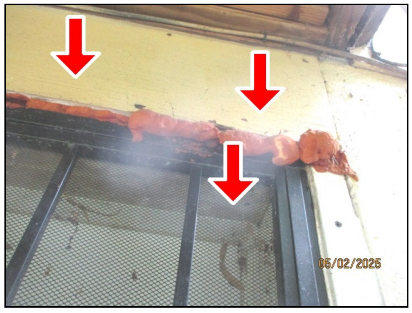
1.5 Item 7(Picture)



1.5 Item 8(Picture)

(6) Basement door appears to have been added. Header over the door is undersized for this application.

Expansion foam is not rated.



1.5 Item 9(Picture)

1.11 Exterior General Observation

Safety Issue/Comment

A termite bond is a contract or “insurance” policy that a homeowner has with a termite control or an exterminating company. Just like with other types of contracts, termite bonds differ in cost and what they provide. The bond allows the homeowner to pay what is essentially a retainer fee to a pest control company.

Repair and Retreat

Recommended.

2. Roofing

2.0 Estimated Roof Age and Condition

Action Required

(1) Asphalt shingle Roofs are generally designed to last approximately 15 to 18 years..25+

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

Multiple repairs. Curling and cuppying of existing shingles. Replacement should be expected.

Note: See section 2.2 regarding ventilation.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

(2) Deflection in roof joists refers to the bending or sagging of the joists under a load, like a roof's weight and the weight of people or snow. It's essentially how much a joist bends when it's supporting a load, and it's a critical factor in ensuring the structural integrity and longevity of a roofing material.

Factors Contributing to Deflection:

Several factors can influence the amount of deflection a joist experiences, including:

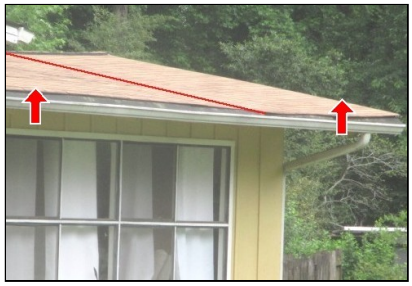
Load: The amount of weight the joist is supporting.

Span: The length of the joist between supports.

Joist Stiffness: The material and size of the joist affect its stiffness and ability to resist bending.

Further evaluation by a licensed roofing contractor is recommended.

2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.0 Item 6(Picture)

(3) Built Up roof system has failed. Numerous areas are ponding water. Multiple repairs exist.

Evaluation and replacement by a licensed roofer recommended.

2.0 Item 7(Picture)

2.0 Item 8(Picture)

2.0 Item 9(Picture)

2.0 Item 10(Picture)

2.0 Item 11(Picture)

(4) Two skylights are failing. Replacement should be expected.

2.0 Item 12(Picture)

(5) Permit #: 3055627

Permit Type: Permits for Ret. Walls, Commercial Gates & Fences, Trailer, Pool, Full Demolition, Move In As Is, Name/Ownership Change, Cell Tower, Special Administrative Permit, Roof/Siding Only, Slab

Permit status: Pre-Process Application

Job Cost: $ 8,400.00

It does not appear this repair was completed. No documentation provided at the time of inspection.

2.2 Roof Ventilation

Maintenance / Comment /Repair

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.

A balanced ventilation system. In no case should the amount of exhaust ventilation at the ridge exceed the amount of **soffit ventilation (none installed by design.**

A **ridge vent** is an important part of a home's roofing system. Installed at the peak of a sloped roof, the ridge vent allows damp, warm air to escape from the attic. A properly installed ridge vent increases energy efficiency and prolongs the life of your roof.

2.3 Flashings

Action Required

Reference: (R903.2.1) Locations. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).

No evidence of flashing was noted along the wood to brick transition front wall. (Example)

This code may not have been in place at the time of construction and is listed outline the scope of work recommended.

3. Interior System

3.0 Enclosed Space Under Stairs

Maintenance / Comment /Repair

A number of rodent traps identified in the basement.area under the stairs.

3.0 Item 1(Picture)

3.1 Floors

Maintenance / Comment /Repair

Master bath flooring tile has a dark glue type material covering the area.

3.1 Item 1(Picture)

3.2 Steps, Stairways, Balconies and Railings

Safety Issue/Comment

(1) First step down riser 8.5 inches while the remainder is 7.25. Creates unsafe step condition. Caution.

3.2 Item 1(Picture)

(2) 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.

3.2 Item 2(Picture)

3.3 Ceiling and Walls

Maintenance / Comment /Repair

(1) Three types of ceiling material in use.

Note: Sheet rock in basement appears DIY.

3.3 Item 1(Picture)

3.3 Item 2(Picture)

(2) Cut away in the right rear of basement wall next to the furnace. Adding a supply vent may have been planned.

3.3 Item 3(Picture)

(3) Tongue and grooved ceiling material is original to construction. More than 6 areas present with water damage. Due to height restrictions brittle or damaged material could not be determined.

Material appears to be pine. Likely prefinished.

Note: Any wood material where water is absorbed or passes through the material may present as brittle.

Note: Conditioning of wood material is always an option to be completed by a professional.

3.3 Item 4(Picture)

3.3 Item 5(Picture)

3.3 Item 6(Picture)


3.3 Item 7(Picture)


3.3 Item 8(Picture)

3.3 Item 9(Picture)

3.5 Addittional Test or Inspections

Safety Issue/Comment

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.

4. Fireplace System

4.0 Chimney Type

Safety Issue/Comment

(1) Vent us unlined with approved venting material.

Note: Fireplace chimney flu draft has been closed.

4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.0 Item 3(Picture)

(2) • 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 **ULL-177**, **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/

Recommended prior to use of combustible materials and or gas appliance.

5. Appliance Description

5.3 Fire Extinguisher- Kitchen

Safety Issue/Comment

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

5.5 Smoke Detectors

Safety Issue/Comment

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

6. Insulation/ Ventilation

6.0 Insulation

Safety Issue/Comment

(1) Tongue and groove ceiling materials themselves are not typically insulated. between these system typically a moisture barrier exist. (tar or felt paper, 15#-30#. Given the age of the home it is doubtful rubber membrane was used.

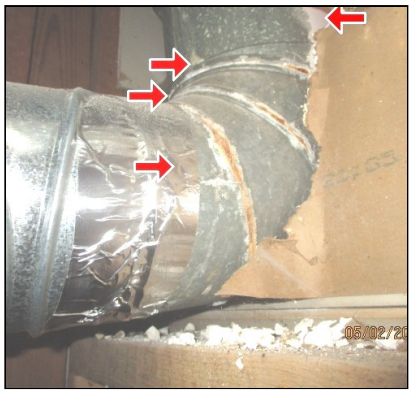
(2) Thermal barrier is any material used to prevent or delay the transfer of heat, fire, and ignition between a flammable material, like spray foam insulation, and the interior of a building. It essentially acts as a protective layer, providing a buffer against heat and fire spread.

6.1 Water Heater / Furnace Venting

Safety Issue/Comment

Corrosion at the elbow joint. Replacement recommended.

This vent is responsible for discharging carbon monoxide (lethal gas) created by a gas flame to the exterior of the dwelling.



6.1 Item 1(Picture) Closet/ Laundry

6.2 Bathroom Ventilation

Maintenance / Comment /Repair

One bath has ventilation. Ground level. It is likely this vent terminates inside the wall cavity.

6.3 Fire Blocking

Action Required

Designed to provide a cut off of all concealed draft openings (both vertical and horizontal) and to for an effective fire barrier between stories and between a top story and the roof space. (Every 10 feet laterally)

Note: Gypsum board, cement fiber board, batts or blankets of mineral wool, glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block

No evidence of fire blocking was identified.

6.3 Item 1(Picture) Exterior corner of basement

7. Structural /Items

7.0 Exposed Foundation

Safety Issue/Comment

(1) Slab foundation is raised 1.5 inches. Vertical lift extends along the length of the room towards exterior wall.

7.0 Item 1(Picture) Right Front Corner

(2) Dehumidifier has been in use right front of basement.

7.0 Item 2(Picture)

8. Plumbing System

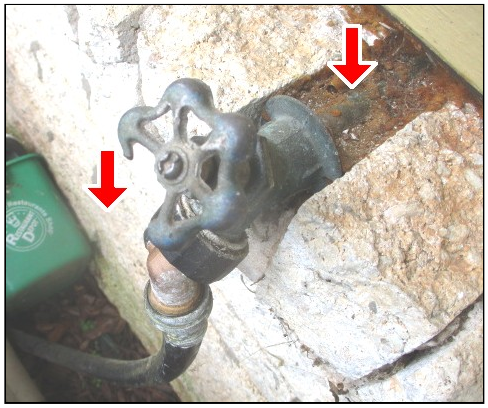
8.1 Exterior Faucet

Maintenance / Comment /Repair

Front faucet control knob is damaged.

Note: Expansion foam is failing. This material is not rated for UV exposure.

Note: Water intrusion behind the masonry wall is likely.



8.1 Item 1(Picture)

8.4 Waste System

Action Required

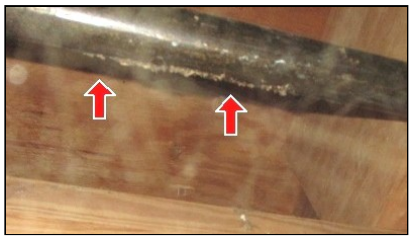
(1) Use water efficiently : Average indoor water use in the typical single-family home is almost 70 gallons per person per day. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day

(2) Due to the age of the dwelling and extensive root systems in the front yard it could be beneficial to have a licensed lumber scope the main waste line from the house to the street

(3) Waste line in the basement closet is failing along the bottom of the cast iron material.

Note: Clean out plug next to the washer has been painted.

Evaluation and repair by a licensed plumber is recommended.



8.4 Item 1(Picture) Hall Closet/ Utility Room

8.5 Gas Distribution

Safety Issue/Comment

Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the back 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.

8.5 Item 1(Picture)

9(A) . Master Bath

9.0.A Lavatory

Maintenance / Comment /Repair

Corrugated drain material is not approved for this application. Plumbing is gravity driven. All interior material is smooth in the direction of flow.

9.0.A Item 1(Picture)

9.2.A Tub / Shower

Maintenance / Comment /Repair

Shut offs are missing screws (Shower hot and cold controls.)

11. Electrical System

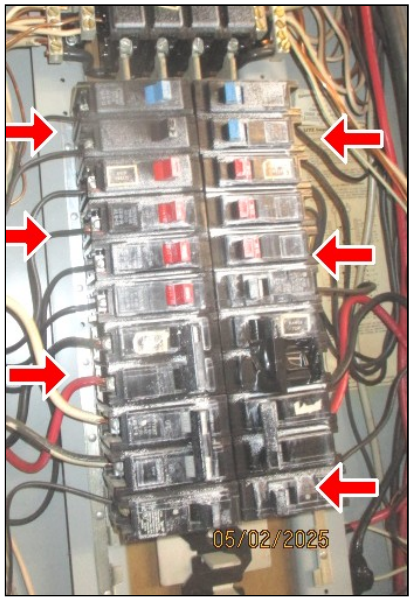
11.0 Distribution Panel Condition

Action Required

NEC 314.20b- Per National Electric Code (NEC), "Internal parts of electrical equipment, including bus bars, wiring terminals, insulators and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasives, and corrosive residues. There shall not be any damaged parts that might adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment."

Note: that application of cleaners or abrasives is not permitted. This essentially means that, per the NEC, over spray panel interiors must be replaced or evaluated by a licensed electrician for safety.

11.0 Item 1(Picture) Missing Spacer



11.0 Item 2(Picture) Interior View

11.2 Operation of GFCI (Ground Fault Circuit Interrupters)

Safety Issue/Comment

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.

11.2 Item 1(Picture) No GFCI protection.

11.3 Grounding and Bonding System

Safety Issue/Comment

There is not one standard ground resistance threshold that is recognized by all agencies. However, **the NFPA and IEEE have reco**mmended a ground resistance value of 5.0 ohms or less. The NEC has stated to **"Make sure that system impedance to ground is less than 25 ohms specified in NEC 250.56.**

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)

11.4 Receptacles

Maintenance / Comment /Repair

(1) Receptacle next to refrigerator has black tape over the receptacle. Source unknown

11.4 Item 1(Picture)

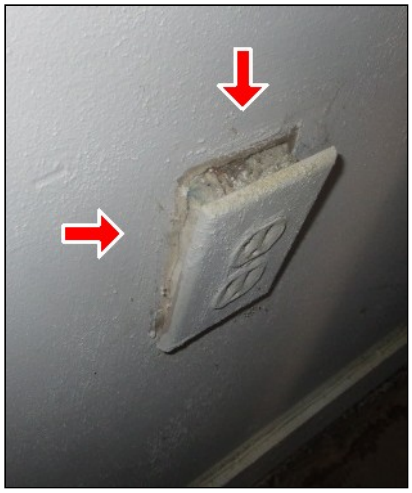
(2) Outlets in the basement right rear corner are not functioning.

Electrical box is not secured to the wall.

11.4 Item 2(Picture)

(3) Electrical box is not secure along the front wall of the basement.

Note: Numerous outlets are loose or not secure through out the dwelling.



11.4 Item 3(Picture)

11.4 Item 4(Picture) Under the Stairs

12. Cooling System

12.1 Compressor Age

Maintenance / Comment /Repair

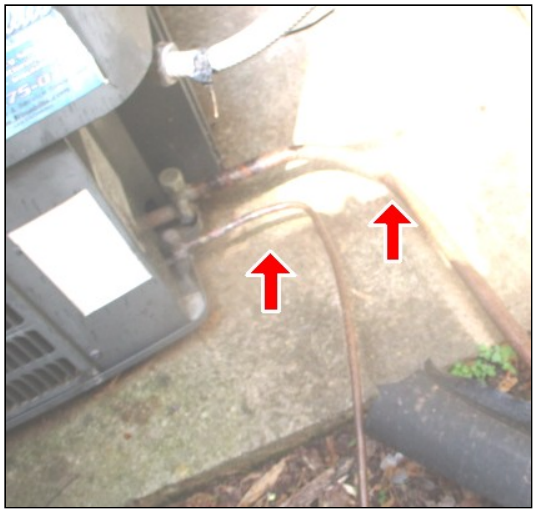
12 to 16 years is average useful life for the compressor. Annual service and check at a minimum can improve the useful life of your equipment. 22 years

Service and evaluation by a licensed HVAC technician is recommended.

12.2 Cooling and Air Handler Equipment

Maintenance / Comment /Repair

(1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause heat gain and energy loss and condensation.
Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of at least R-4. (Armor Flex- trade name)



12.2 Item 1(Picture)

(2) Chlorine-free R-410A refrigerant—provides exceptional comfort without exacting a costly environmental toll

R-22 Refrigerant is no longer being manufactured and is being phased out as of 2014.

13. Heating System

13.1 Equipment Age

Maintenance / Comment /Repair

The industry average service design life for most forced air furnaces is 15-20 years 23 years

Extended life could not be determined.

Seasonal maintenance by a licensed HVAC technical is recommended.

13.3 Filtration

Maintenance / Comment /Repair

(1) 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.)

13.3 Item 1(Picture)

(2) Filter is undersized for the plenum opening.
Ref: A furnace filter fits properly when it snugly and completely fills the filter slot with no gaps or spaces around the edges. This ensures all air passes through the filter, preventing dust and debris from bypassing and entering the furnace.

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