Inspection Report

First Time Home Buyers Massive Structure

Property Address:
Popular Upscal Neighborhood
Atlanta GA 30328

Front Elevation

Common Cents Home Inspection Services Inc

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Georgia Association of Home Inspectors # 03012

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Date: 10/16/2025	**Time:** 12:30 PM	**Report ID:** 20251018-
Property: Popular Upscal Neighborhood Atlanta GA 30328	**Customer:** First Time Home Buyers Massive Structure	**Real Estate Professional:**

Glossary of Terms

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor should be addressed. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.
Inspected (IN): Item, component, or unit was observed and if no other comments were made then it appeared to be functioning as intended.
Safety Issues/Concerns (1): A violation of regionally established safety standard and should be corrected prior to occupying the residence.
Action Required (2): Refers to an excessively worn,non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability. This may affect the length of useful life.
Preventative Maintenance - General Comments (3): Suggestions and observations are included. These features are found in many other homes. This includes general comments concerning items or materials that could be beneficial for future home project planning.

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

In Attendance:	**Type of building:**	**Approximate age of building:**
Purchaser	Single Family (2 story) Full Crawl Space Access	37 years
Style of Home:	**Utility Services::**	**Orientation:**
European Traditional	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:**
Clear, Sunny	Dry	No
Radon Test:		
Yes		

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:
Original
Brick Original
Stucco

Gutters:
Down spout discharge needs attention.

Driveway:
Original

Eaves- Overhangs-Fascia:
Wood

Exterior System Conditons::
Post Secure
Address numbers are visible

Foundation:
Combination Slab - Partial Crawlspace

Deck:
Composite
Not Original

Steps:
Original
Modified
Stone

		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	Material other than 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) Bottom 2/3 of drive is serviceable .

Top 1/3 has settlement with vertical displacement. (trip hard

Repairs across the drive. Likely plumbing of some type.

1.0 (2) Settlement crack back walk at deck.

Note:
Cracks occur when control joints/ expansion joints are not added which allow for expansion and contraction.

It could be beneficial to seal these cracks with approved material to guard against surface water penetration and erosion.

1.0 (3) Split entrance pad from street appears to be shared with neighbors.

1.0 Item 1(Picture)

1.0 (4) Reference 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 (5) Cracks occur from differential displacements caused by stress that is moving in separate directions at different levels of force.

Evidence of deterioration. Surface raised,settled creates trip

hazards

1.0 Item 2(Picture) Drive

1.0 (6) Back Patio area along the retaining wall.

1.0 Item 3(Picture)

1.1 (1) Flows towards the structure from the back of the lot and continues down towards the street.

1.1 (2) Any landscape planting that is within 5 feet of the dwelling and subject to continued growth and encroachment against the exterior walls surfaces or root growth under the foundation footings should be considered for removal.

All corners. Plant material is original.

1.1 Item 1(Picture)

1.1 (3) Clear all limbs that overhand the roof line. This creates a path for small rodents normally squirrels in this area.

1.1 (4) Hall area between the main house and the garage is contained. Keeping debris away from the drain recommended.

1.1 Item 2(Picture)

1.1 (5) Two pine trees to the left side of the lot are wind damaged with little growth.

Evaluation by an arborist and removal should be considered.

1.1 Item 3(Picture)

1.1 (6) HVAC compressor area. Water damage and rot.

Note: The walls are not secured together by any method. (nails or spikes)

1.1 Item 4(Picture)

1.1 Item 5(Picture)

1.1 Item 6(Picture)

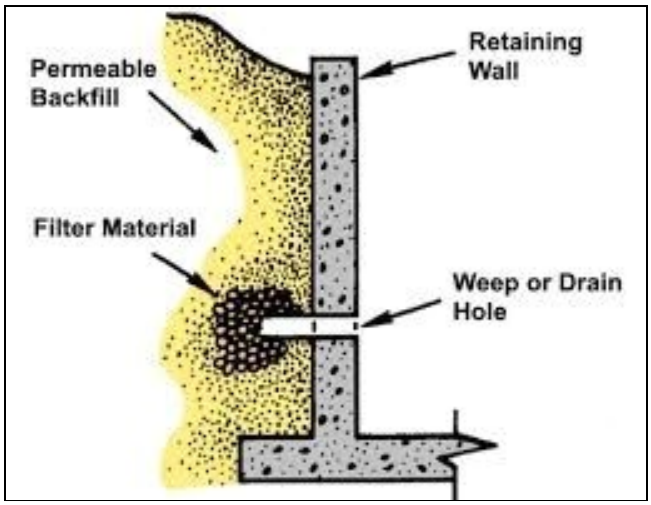
1.1 Item 7(Picture)

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

Appears to have been replaced.

1.3 (1) 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 (2) Weep holes are crucial for retaining walls because they allow water to escape, preventing the buildup of hydrostatic pressure that can cause the wall to fail. This is achieved by providing an outlet for rainmaker and grandfather, which helps prevent the soil behind the wall from becoming saturated and exerting excessive force on the structure



1.3 Item 1(Picture) Example: Weep Holes

1.3 (3) Front wall next to the parking pad was probed and appears to be original landscape timbers.

No opinion offered. Not visible. .

1.3 (4) Back elevation retaining wall has two cracks. Suggest the back fill may be to high.

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 (5) Retaining wall right side of lot. Not accessible for review. Appears to be stone/brick

1.3 Item 4(Picture)

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

1.5 (2) Exterior door entering the kitchen was not accessible.

1.5 (3) Back entry door off living room

1.5 Item 1(Picture)

1.6 (1) Note: As paint nears the end of its useful life the UV protection fade. This affects increase in UV exposure and moisture penetration.

New Paint coat should be expected.

.Reference: Ideally, stucco should be painted every five to ten years. It's important to paint and perform other stucco maintenance on the right schedule to keep your home looking great and to prevent hairline cracks from growing larger.

1.6 (2) Terminates below grade.

1.6 Item 1(Picture)

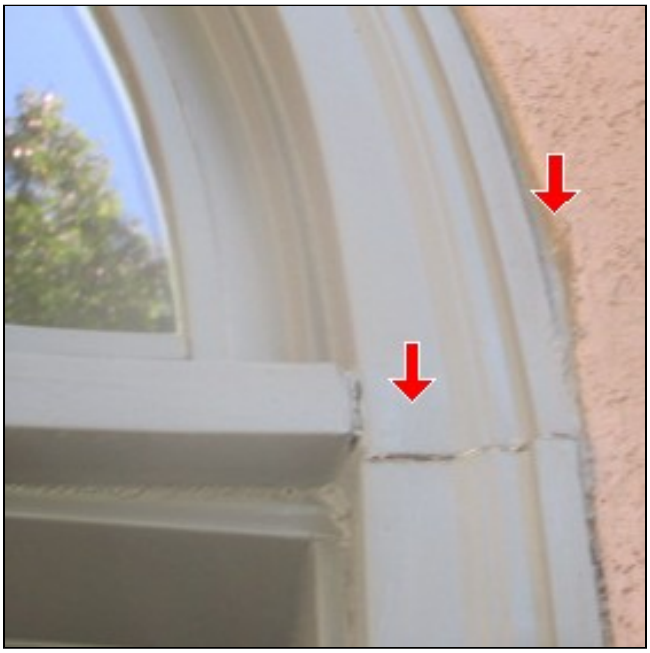
1.7 (1) More than 65% of all the window units

Maintenance to include lubrication for all window should be considered

Windows sweating between its double panes of glass. These windows are factory sealed and designed to no air filtration. When the space between the panes loose their, seal, condensation forms and it is noticeable as moisture accumulates and dries mineral deposits are collected.visibility decreases. Insulation value is only slightly reduced. how ever,

1.7 Item 1(Picture) Example

1.7 (2) Crank handle is missing.



1.7 Item 2(Picture)

1.7 (3) Water damage and rot interior corner of the compressor units.

Replacement should be expected.

1.7 Item 3(Picture)

1.8 (1) Stucco has a concrete base referred to as aggregate. This material is porous. A paint coat every 5-7 years should be considered with approved sealant to improve UV protection.

1.8 Item 1(Picture) Area is loose. Not secured to wall framing.

1.8 Item 2(Picture) Right Side Wall

1.8 (2) Common stucco installation problems are typically caused by moisture intrusion due to improper installation, flashing errors, and rushed application. Unlike many types of siding, *stucco is porous and can absorb water, which can lead to significant structural damage,* mold growth, and other expensive issues if the water can't drain properly.

Note: Hard coat stucco can face several issues, including cracking, staining, and moisture intrusion, often due to improper installation or lack of maintenance. Regular inspections and timely repairs are essential to prevent significant damage.

Note: It appears paint touch up has occurred in numerous area.

1.8 (3) Hard coat stucco can face several issues, including cracking, staining, and moisture intrusion, often due to improper installation or delayed maintenance. Regular inspections and timely repairs are essential to prevent significant damage.

1.8 (4) Chipping, peeling section, bulging base along the back of the fireplace. Section(s) are in contact with finished grade.

At a minimum this type system benefits from being sealed back to the foundation.

Given the number of items on this system further evaluation by a licensed stucco professional is highly recommended.

Addittional images out line a small number of these items.

1.8 Item 3(Picture) Left front corner garage

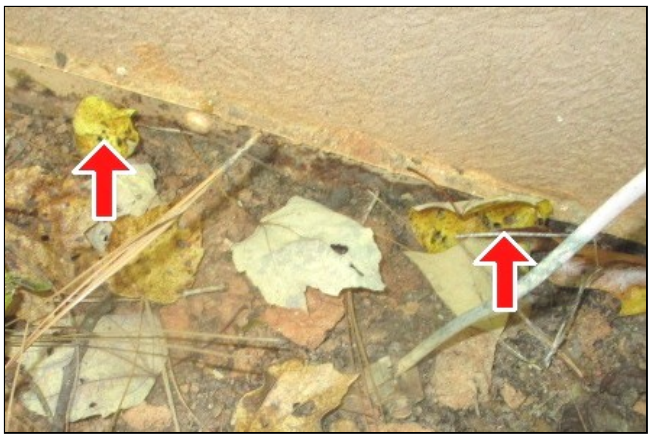
1.8 Item 4(Picture) Terminated below concrete (garage)

1.8 Item 5(Picture) Terminated below grade

1.8 Item 6(Picture)

1.8 (5) Deck windows both side

1.8 Item 7(Picture)



1.8 Item 8(Picture) Back Wall

1.8 (6) Bird pecking is contributing to this damage.

1.8 Item 9(Picture) Chimney Cap

1.8 (7) Under side of stucco material. Gap exist in numerous areas.

1.8 Item 10(Picture)

1.8 Item 11(Picture)

1.8 Item 12(Picture)

1.8 (8) Wall penetration

1.8 Item 13(Picture) Interior Corner at compressors

1.8 (9) System is buckling. This normally occurs with out expansion joints for the material to expand and contract.

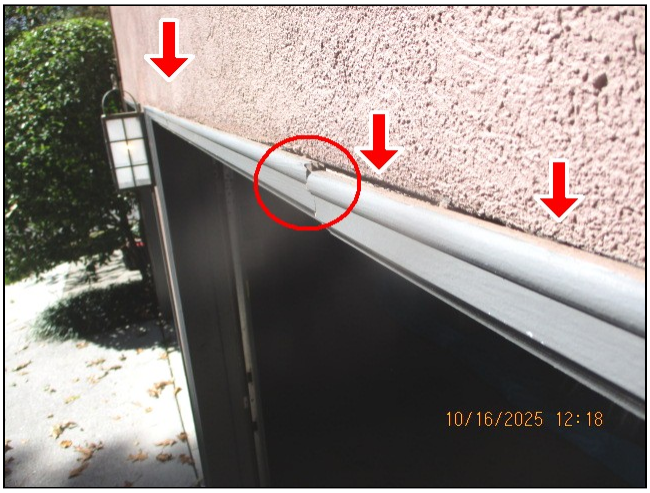
1.8 Item 14(Picture) Patio

1.9 (1) Seal all dissimilar material.

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

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

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



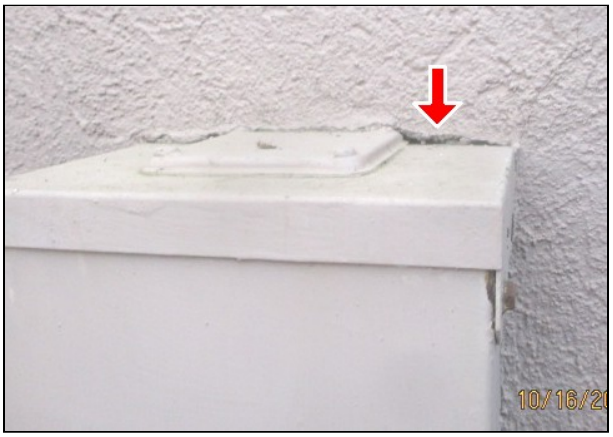
1.9 Item 1(Picture)

1.9 Item 2(Picture)

1.9 Item 3(Picture) Top of garage door frame.trim

1.9 Item 4(Picture)

1.9 (2) Fireplace exhaust air.



1.9 Item 5(Picture)

1.9 Item 6(Picture)

1.9 (3) All dissimilar material has failing sealant or is missing sealant.

1.9 Item 7(Picture)

1.9 (4) Back right corner

1.9 Item 8(Picture) Side of Deck

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. 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:
Architectural -Typically, an architectural shingle roof will cost about 25% more. But you are rewarded for the extra investment with a 50% longer life span and a better looking roof.

Roof Style:
Hip
Gable

Viewed roof covering from:
Binoculars
Windows
Ladder

Plumbing Vent Stack:
PVC

		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) Roof valleys are essential for managing water runoff and ensuring the longevity of a roofing system. These intersections between two roof planes direct rain water safely away, preventing leaks and damage.

These valleys are sometimes not visually noticeable as in this case. There is one on the front and two on the back side of the dwelling.

It could be beneficial to have roof maintenance annually to avoid limbs, straw and debris from accumulating holding moisture preventing the shingles to dry naturally.

2.0 (2) Architectural asphalt shingles should live around 80-85% of their maximum life span.

Architectural shingles should realistically last around 22-25 years. Now, keep in mind that your shingles may not even last this long.

15 years

2.2 A power attic ventilator in a typical house will cool the attic down. A significant amount of that cooling is likely to come from conditioned air being pulled from the living space below. Most ceilings aren't air-sealed well, so putting a negative pressure on the attic will do that.

A soffit vent is simply a vent installed into the underside of your home’s eaves (called the soffit) that permits fresh outside air to be drawn up into the attic.

THE SCOPE OF THE ROOFING INSPECTION

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• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
• **Common Cents Inc, Home Inspections, recommends** that licensed 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
Normal wear
Hardwood
Carpet
Original

Interior Doors:
Hollow core
Sample number operated

Wall Covering:
Drywall

Window Types:
AGED
Thermal/Insulated
Tilt feature
Double-hung
Fixed Sash
Original
Newer Install

Countertop:
Solid Surface
Cultured marble - Fiberglass

Furniture:
Fully Furnished

		IN	1	2	3
3.0	Floors				•
3.1	Steps, Stairways, Balconies and Railings				•
3.2	Doors (representative number)	•			
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 (1) Sunken living room step up to the dining room and entry hall. Caution

3.0 (2) Hole from the living room floor to the crawl space area.

Bottom of door trim.

3.0 Item 1(Picture)

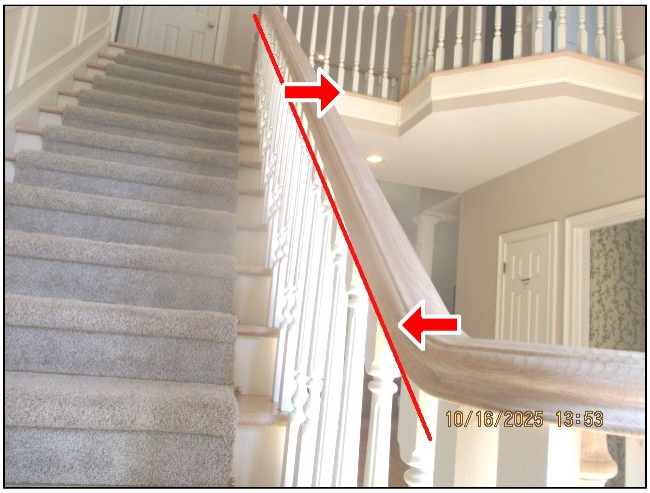
3.0 (3) Plywood subfloor is exposed in the den. Covered with area rug.

3.0 (4) Main level bath hardwood has a step up to enter and step down to the shower area.

3.0 (5) Carpets in wet area is no longer recommended due to bacteria concerns.

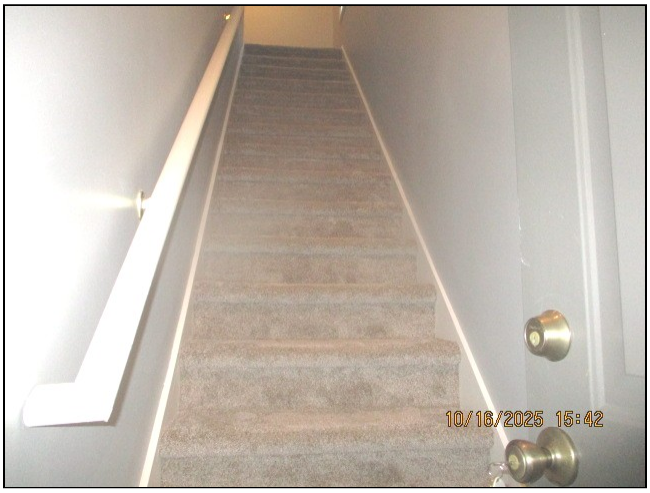
3.0 Item 2(Picture)

3.1 (1) Railing is over spanned. Loose



3.1 Item 1(Picture)

3.1 (2) Hand rail is secure at the time of the inspection.



3.1 Item 2(Picture) Apartment Stairs

3.3 Most surfaces appear to be original/

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.

3.4 Item 1(Picture) Washer Drain Pan View

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

Styles & Materials

Flue Vent Type::
Metal Flue Pipe

Fireplace Appliances::
Gas Logs

Combustion Air::
Air Inlet Function not visible

FIREPLACE SYSTEM CONDITONS::
Damper functions as designed.

		IN	1	2	3
4.0	Chimney Type	•			
4.1	Firebox				•
4.2	Flue Lining	•			
4.3	Chimney Cap				•
4.4	Gas Appliance	•			
		IN	1	2	3

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

Comments:

4.0 • 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/

Chimneys located on exterior walls function cooler and may require more frequent cleaning if used for solid fuels.

4.1 (1) Heavy build up noted in the fire box. Professional chimney sweep recommended annually.

4.1 (2) Operating as designed.

4.1 Item 1(Picture)

4.3 Due to height restrictions the top of the cap could not be evaluated. Original

Material presents with heavy rust.

A chimney cap is a protective cover, usually made of metal or stainless steel, fitted on the top of your chimney. Its primary purpose is to prevent rain, snow, and external debris from entering the chimney, which could lead to water damage and blockages

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.4 Heavy build up on gas logs suggest that the logs may not be stacked according to manufacture specification.

4.4 Item 1(Picture)

LIMITATIONS ON THE FIREPLACE INSPECTION

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

5. Appliance Description

Styles & Materials

Appliance Disposal:
Disposal Functioning

Kitchen Exhaust:
VENTED
downdraft

Range/Oven:
Electric

Dishwasher:
Aged equipment
Operated Full Cycle- Normal Function

Microwave:
Built In

Door Bell:
Yes

		IN	1	2	3
5.0	Range Hood (s)	•			
5.1	Food Waste Disposal				•
5.2	Microwave		•		
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 Down draft controls raise and lower the vent and start the fan automatically.

5.1 Garbage disposal life expectancy is 7-12 years .
Note: To get the most out of a garbage disposal, regular preventive maintenance is a must. Homeowners can purchase degreasers and cleaners at hardware stores. Following the user's manual for proper maintenance and cleaning procedures can also help achieve or exceed the unit's expected life span.

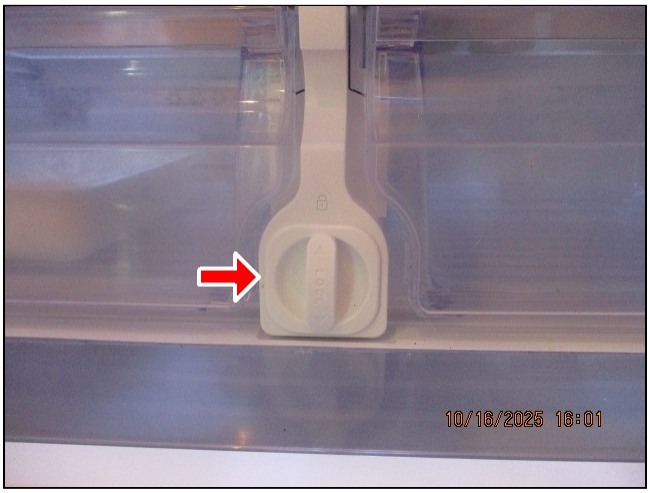
5.2 Estimated age of microwave more than 12 years. Budgeting for replacement recommended.

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

5.4 (1) Ice maker is not operating.

5.4 Item 1(Picture)

5.4 (2) Filtration: Change every 6 months for **maximum contaminant reduction**.



5.4 Item 2(Picture)

5.5 Appears carbon monoxide is being monitored by a system.

It is recommended to verify the type of monitoring plan in place prior to occupying the structure.

5.6 Original

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

Attic Insulation:
Blown
Rock wool
Cellulose

Ventilation:
Soffit Vents
Thermostatically controlled fan

Bathroom Exhaust:
Terminate Inside the Attic

Dryer Vent:
Metal

		IN	1	2	3
6.0	Insulation				•
6.1	Vapor Barrier	•			
6.2	Water Heater / Furnace Venting			•	
6.3	Ventilation of Foundation Areas				•
6.4	Bathroom Ventilation				•
6.5	Ventilation Fans and Thermostatic Controls in Attic	•			
		IN	1	2	3

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

Comments:

6.0 (1) Insulation efficiency is only as strong as its weakest point. Heat loss or gain is rated as R-Value indicates insulating power or thermal resistance. The higher the R-value, the greater the insulating power. Higher R-values are more effective at maximizing your energy savings and comfort. Disturbed or missing insulation should be replaced.

The condition of fiberglass insulation blanket in the attic space does not provide effective thermal barrier by todays standards. . Original amount of insulation was less than required by today's standards. Added insulation is recommended at a minimum of R-value of 30 and better at R-38. This normally requires 12-14 inches depending on the material chosen.

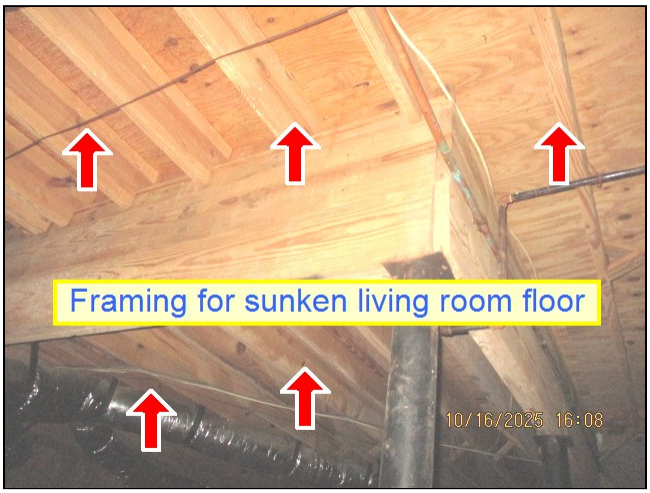
R-25

This information was not in place at the time of construction.

6.0 Item 1(Picture)

6.0 Item 2(Picture)

6.0 (2) For improved thermal envelope a minimum is R-19 between joist could be beneficial.



6.0 Item 3(Picture)

6.2 (1) Collar ring at flu vent connection is not secured.(A)

Thermal foil tape is not recommended for this application. (B)

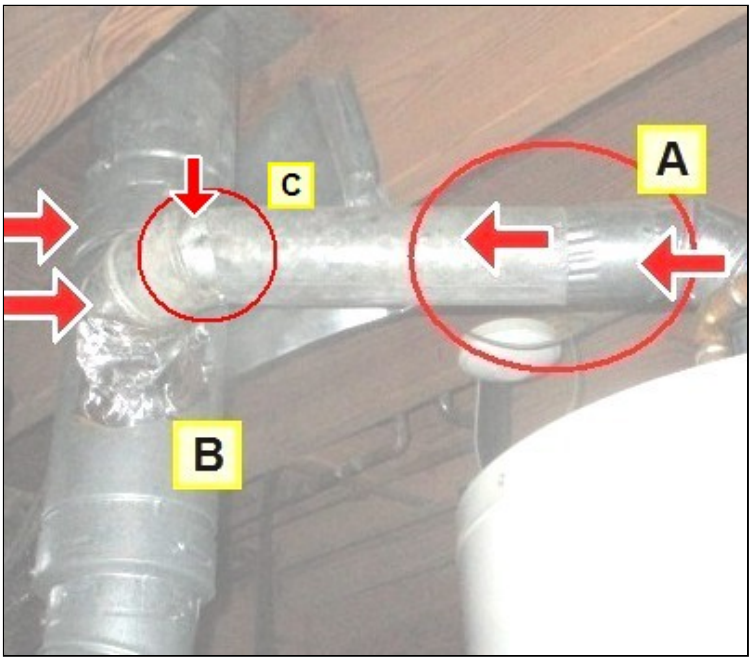
Flue vent connection creates and elbow before entering the main furnace vent. (C)

Proper Slope: The water heater vent connector should rise vertically by at least 12 inches before turning horizontally. This helps maintain proper draft and prevents backdraft.

Unit installation in 2012

EVALUATION AND REPAIR BY A LICENSED HVAC TECHNICAN.

6.2 Item 1(Picture)



6.2 Item 2(Picture) potential backdraft issues and safety concerns

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

14

6.2 (3) By toady standards a home with four bathrooms, a water heater with a capacity of 50 to 75 gallons is typically recommended to meet peak hot water demand

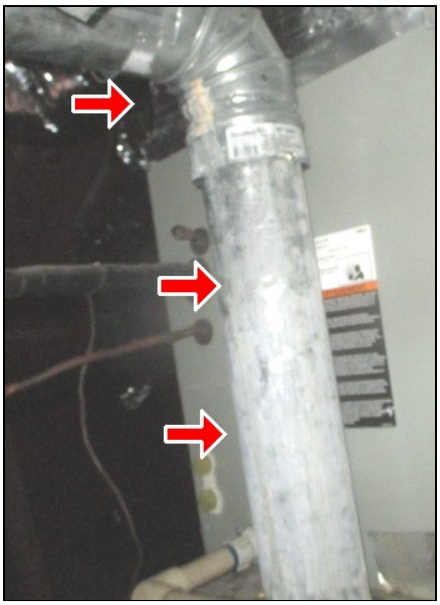
6.2 (4) This exhaust suggest a 90% efficiency furnace is in use.

The exhaust is terminated in the crawl view.

6.2 Item 3(Picture)

6.2 (5) Sweating on the exterior of the vent pipe indicates the air flow may be limited.

Service evaluation.



6.2 Item 4(Picture)

6.3 Vents are covered with corrosion resistant wire mesh and have a mechanism to open and close to control moisture intrusion to the area. Guard against rodent entry to the area.

Recommend replacement of existing vents should be considered with new crawl space vents equipped with thermally activated automatic lovers that open and close automatically depending upon the temperature.

6.4 (1) Bathroom exhaust vents terminate in the attic.

6.4 Item 1(Picture)

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

6.5 (1) Attic Thermostat Vent Fan : Controlled temperature is 120 degrees. With balanced motor and blade design, power vents quickly exhaust heat or humidity from any attic. They work on a thermostat, which automatically turns the fan on when cooling is needed. Some models also have an extra feature called a humidistat that monitors the moisture level of the air.

6.5 (2) A thermostat vent fan in the attic typically has a useful life of about 10 to 20 years, with an average lifespan of around 16 years. Factors such as exposure to extreme temperatures and humidity can affect its longevity.

6.5 Item 1(Picture)

LIMITATIONS ON THE INSULATION & VENTILATION INSPECTION

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

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

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

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

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

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

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

Crawl Space Entry Location:
Exterior door

Foundation:
Slab Foundation
Wood Joist
Poured concrete

Floor Structure:
2 X 10
2 X12
Wood joists

Wall Structure:
Wood Studs
2 X 4 Wood
2 X 6 Wood

Method used to observe attic:
Entered
Walked

		IN	1	2	3
7.0	Crawl Space	•			
7.1	Columns or Piers	•			
7.2	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) Functioning as designed. Dry.

7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.0 (2) Under Deck View

7.0 Item 3(Picture) Crawl Space Access.

7.1 Metal support post are covered by vapor barrier.

A sample number was checked.

7.1 Item 1(Picture) Limited View

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

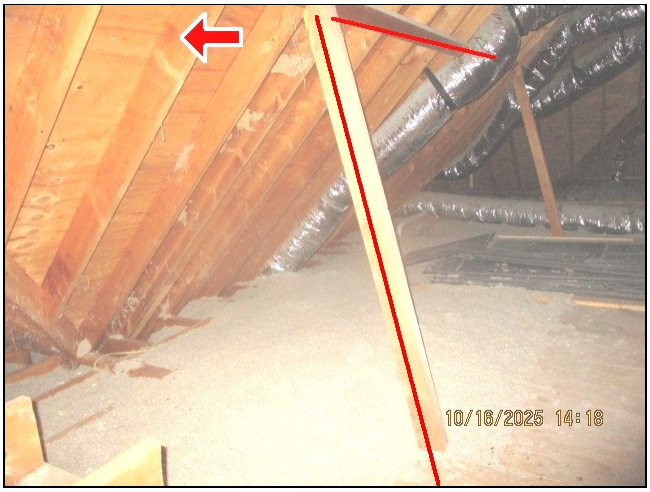
7.2 Item 1(Picture)

7.2 (2) **Live load-** produced by the use and occupancy of the building with normal furnishings.

Dead Load- weight of all materials of construction incorporated into the building including but not limited to walls, floors,ceilings and stairways.

7.2 (3) Installation of purlin is to reduce the span of rafters over 8 feet long. This lateral support is braced back to weight bearing wall creating a continuous load path.

One section runs 10 feet plus with one support back to weight bearing wall. This does not establish a continuou load path. Double 2X4 is recommended.



7.2 Item 2(Picture)

7.2 (4) Pest Abatement Most referred to as "pest control," the more accurate term, "pest abatement" is the process of limiting the quantity of unwanted bugs, pests or animals and the quality of their effects in or around your home with the hope of eradicating them entirely.

7.2 Item 3(Picture)

7.2 Item 4(Picture) Repair to attic access.

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:
Crawlspace

Plumbing Water Distribution (inside home):
Copper

Water Source:
Municipal Service

Plumbing Waste Material:
PVC

Water Heating Source:
Gas

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

Kitchen Sink:
White Enamel
Double Bowl
Sprayer

		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	Kitchen Sink	•			
8.6	Gas Distribution		•		
8.7	Water Heater	•			
		IN	1	2	3

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

Comments:

8.0 Main water shut off is located:drive side left wall towards the front wall.

8.1 All faucet bibbs are open to the wall cavity.

8.2 Water pressure per square inch (psi) 62
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.

8.4 Sewer

8.5 (1) Original

8.5 (2) Wet bar faucet is difficult to turn off. Original

8.5 Item 1(Picture)

8.6 Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the right front corner 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.

8.6 Item 1(Picture) Right Front Corner.

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

12 years

8.7 (2) The minimum water temperature to sanitize dishes is 120 degrees. Inspection Temperature: 126

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:	Lavotory Water Shut offs:
Cultured marble (fiberglass)	Fan only	yes
	Fan would not function.	Original

		IN	1	2	3
9.0.A	Toilet Bowl and Tank / Operation	•			
9.1.A	Lavatory	•			
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 Appears secure, Flush, Drain, Refills

Toilet is not low flow rated

9.1.A Push Pull drain mechanism function as designed.

Double Vanity or dressing area.

9.2.A (1) Controls operated as designed.

Both hot and cold move laterally from the wall cavity.

Note: Repairs and evaluation by a lic3nsed plumber is recommended. Moisture intrusion is a concern.

9.2.A Item 1(Picture) Move laterally

9.2.A (2) The bathtub is a whirlpool/jacuzzi. A courtesy check of the tub was conducted, however, be advised that this type of appliance is beyond the scope of the home inspection.

(Jacussi brand original equipment.)

9(B) . Garage Apartment

Styles & Materials

Countertop:
Cultured marble (fiberglass)

Exhaust Ventilation:
Fan only
Fan would not function.

Lavotory Water Shut offs:
Original

		IN	1	2	3
9.0.B	Toilet Bowl and Tank / Operation	•			
9.1.B	Lavatory	•			
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 Appears secure, Flush, Drain, Refills

Toilet is not low flow rated

9.1.B Vanity

Push Pull drain mechanism function as designed.

9.2.B Shower divert function normal.

9(C) . Foyer Level

Styles & Materials

Countertop:
Granite

Exhaust Ventilation:
Fan only
Fan would not function.
Window

Lavotory Water Shut offs:
yes
Original

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

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

Comments:

9.0.C Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

9.1.C Vanity

Push Pull drain mechanism function as designed.

9.2.C Shower divert function normal.

9(D) . Guest Bath

Styles & Materials

Countertop:
Cultured marble (fiberglass)

Exhaust Ventilation:
Fan only
Fan would not function.

Lavotory Water Shut offs:
Original

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

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

Comments:

9.0.D Appears secure, Flush, Drain, Refills

Toilet is not low flow rated

9.1.D Vanity

Push Pull drain mechanism function as designed.

9.2.D Shower divert function normal.

10. Garage

Styles & Materials

Garage Door Material:
Wood Panel
Compressed board

Garage Door Type:
Two automatic

Garage Door Operation:
Original Equipment

		IN	1	2	3
10.0	Exterior Siding/Interior Framing	•			
10.1	Garage /Carport Floor		•		
10.2	Garage Door (s)				•
10.3	Garage Door Openers				•
10.4	Exterior Storage	•			
		IN	1	2	3

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

Comments:

10.0 Detached from main dwelling. Same design and material.

10.1 Limited access for review due to personal belonging. No visual access to components.

10.1 Item 1(Picture)

10.2 Original to construction

10.2 Item 1(Picture)

10.2 Item 2(Picture)

10.3 Both Garage Doors will reverse when met with resistance.

A garage door opener typically lasts between 10 to 15 years, depending on factors like usage frequency and maintenance.Aged equipment. Service call could be beneficial.

10.4 Back wall of garage.

10.4 Item 1(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:
200 AMP

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Receptacles:
3- prong grounded. (sample number checked)

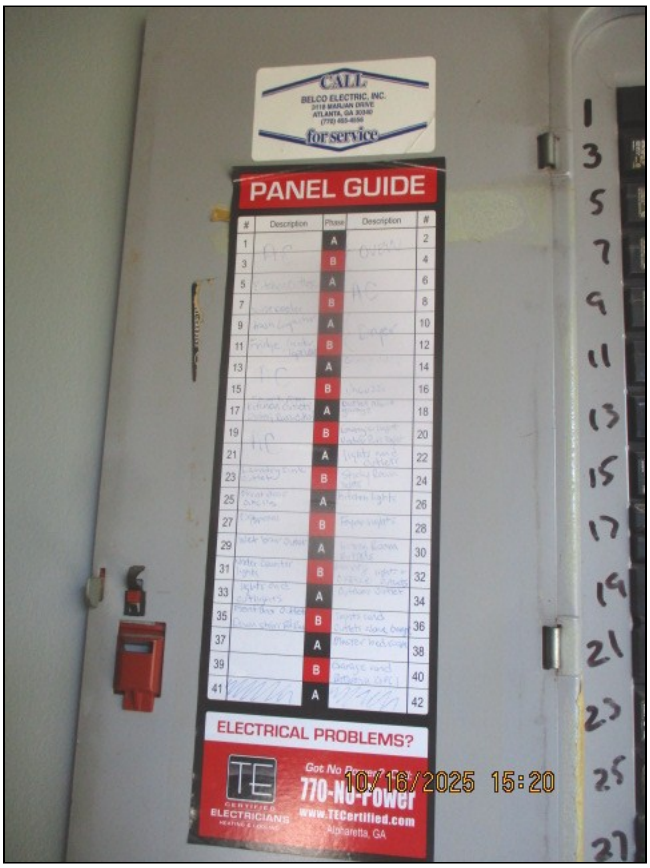
Dryer Connection:
Electrical - 3 prong

		IN	1	2	3
11.0	Distribution Panel Condition	•			
11.1	Interior Wiring	•			
11.2	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
11.3	Dryer Connection	•			
11.4	Main electrical disconnect:	•			
11.5	Operation of GFCI (Ground Fault Circuit Interrupters)		•		
11.6	Grounding and Bonding System	•			
11.7	Receptacles	•			
		IN	1	2	3

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

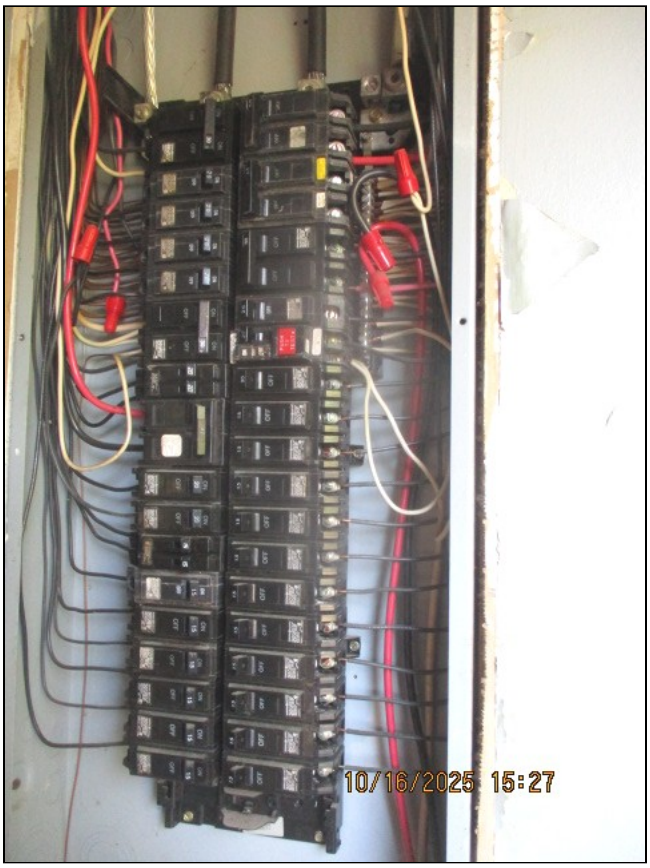
Comments:

11.0 Panel is at maximum number of breaker. Addittional circuits would require a sub panel.

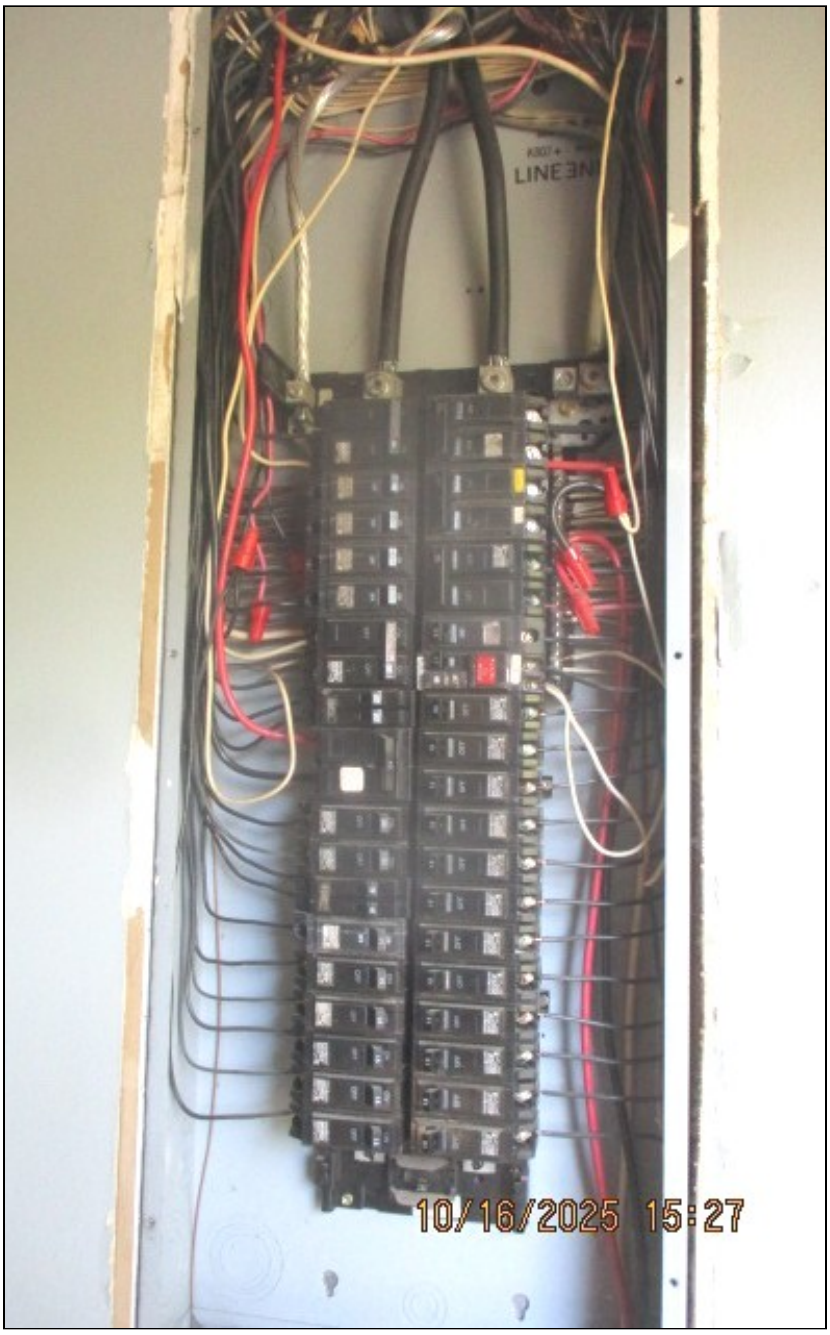


11.0 Item 1(Picture)

11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)

11.2 Many ceiling lights would not function, more concentrated on the main level.

11.3 Not accessible

11.4 Back wall of the garage corner.

11.4 Item 1(Picture)

11.5 (1) 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.

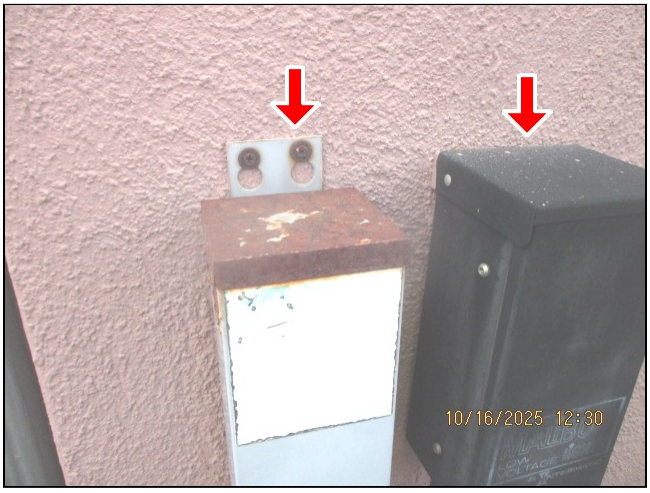
11.5 (2) Would not trip when tested. Replace. back wall.

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

11.6 (2) Rod and connection are in tact.

Note: By todays standards an addittional grounding rod could be beneficial.

11.7 Low Voltage connection boxes are rusted. Hole enter the wall cavity.



11.7 Item 1(Picture)

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:
6.0 ton

Cooling Equipment Type:
Compressor Cycle
R410A Refrigerant

Electrical Connection:
Pull disconnect functioning

Number of AC Only Units:
Two

Ductwork:
Insulated
Original

		IN	1	2	3
12.0	Cooling Equipment	•			
12.1	Compressor Age	•			
12.2	Cooling and Air Handler Equipment				•
12.3	Distribution Duct Work	•			
		IN	1	2	3

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

Comments:

12.0 American Standard.

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.

12 years.

Reference: Newer air conditioning models are designed to be used with R-410A for reliable and more efficient operation. overheating improving energy efficiency.

12.2 System was serviced on January 2025.

It could be beneficial to secure a copy of this service for future maintenance planning

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):
Attic Crawl Space	Forced Air	Two
Filter Size:	**Thermostat-Controllers:**	**Wall Thermostat:**
Media Box Filter	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 (1) An updraft furnace pulls in air from the bottom of the unit and sends heated air upward into the duct system. Cold air return ducts are channeled into the bottom of the unit so that the air can be filtered and heated before being sent back into the home. Updraft furnaces are commonly mounted in basements or in crawl spaces with limited vertical clearance.

American Standard

13.0 (2) Example : Posts Install vertical posts made of 4x4 lumber or metal. Space them 4 to 6 feet apart.

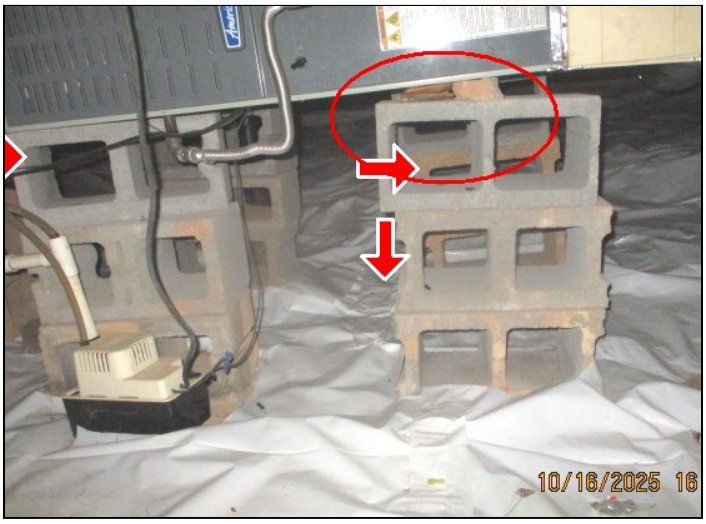
Footings Pour concrete footings for posts, at least 12 inches deep and 12 inches wide.

13.0 (3) Cinder blocks are typically much stronger in compression, and placing them on their side may reduce their overall stability and load-bearing capacity..

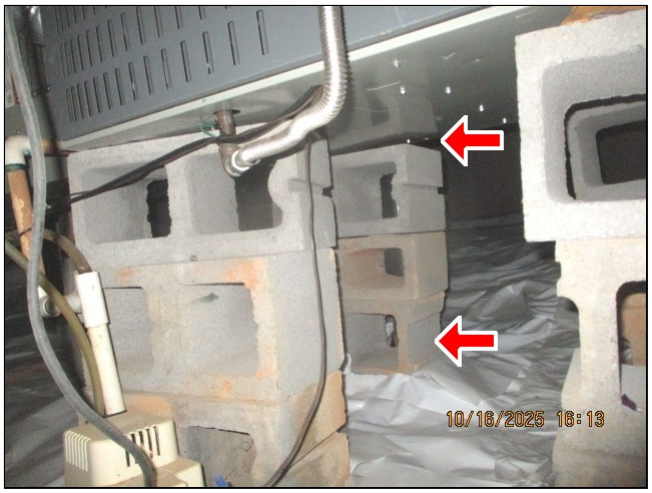
Note: This design is not supported by an approved footing.

Note: Bricks and rocks are used to level the equipment and subject to failure without notice.

EVALUATION AND REPAIR BY A LICENSED HVAC CONTRACTOR IS RECOMMENDED.



13.0 Item 1(Picture) Material is not stable



13.0 Item 2(Picture)

13.0 Item 3(Picture)

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

11 years

13.2 Clear. No roll out was noted on start up.

13.3 (1) A media box filter works by trapping airborne particles and contaminants as air passes through it. It is typically installed in the return duct of an HVAC system, where its dense and thick design allows it to capture a wider range of pollutants compared to standard filters, improving indoor air quality significantly.

13.3 Item 1(Picture)

13.3 (2) Aprilaire 2200 air cleaner filters must be replaced twice per year if you have heating and air conditioning or once per year if you have just heating. Aprilaire air 2200 filters are not cleanable or washable. Failure to replace the filters often enough may cause problems with your heating and cooling system.

Both attic and crawl space unit are not using the approved media box filter as designed.

13.3 Item 2(Picture)

13.3 Item 3(Picture) Abandoened Unit

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
First Time Home Buyers Massive Structure

Address
Popular Upscal Neighborhood
Atlanta GA 30328

1. Exterior

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) Exterior door entering the kitchen was not accessible.
(3) Back entry door off living room

1.5 Item 1(Picture)

1.7 Windows

Safety Issue/Comment
(1) More than 65% of all the window units

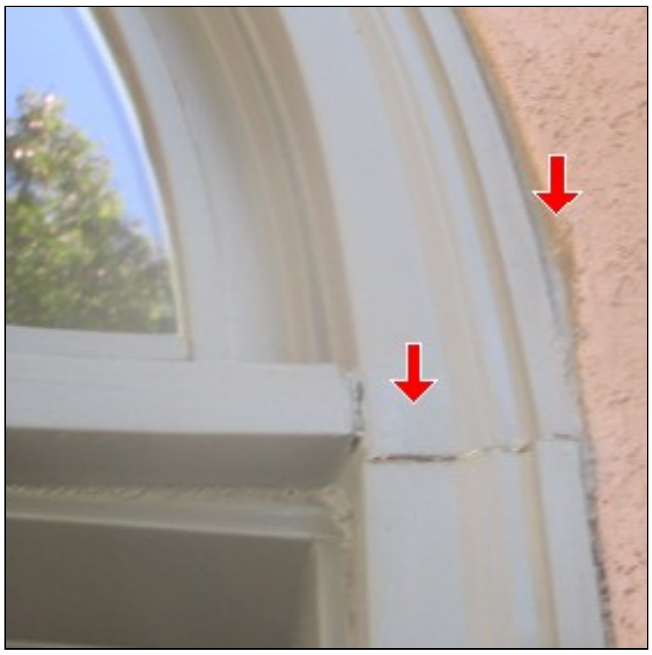
Maintenance to include lubrication for all window should be considered

Windows sweating between its double panes of glass. These windows are factory sealed and designed to no air filtration. When the space between the panes loose their, seal, condensation forms and it is noticeable as moisture

accumulates and dries mineral deposits are collected.visibility decreases. Insulation value is only slightly reduced. how ever,

1.7 Item 1(Picture) Example

(2) Crank handle is missing.



1.7 Item 2(Picture)

(3) Water damage and rot interior corner of the compressor units.

Replacement should be expected.

1.7 Item 3(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. Recommended.

3. Interior System

3.0 Floors

Maintenance / Comment /Repair

(1) Sunken living room step up to the dining room and entry hall. Caution

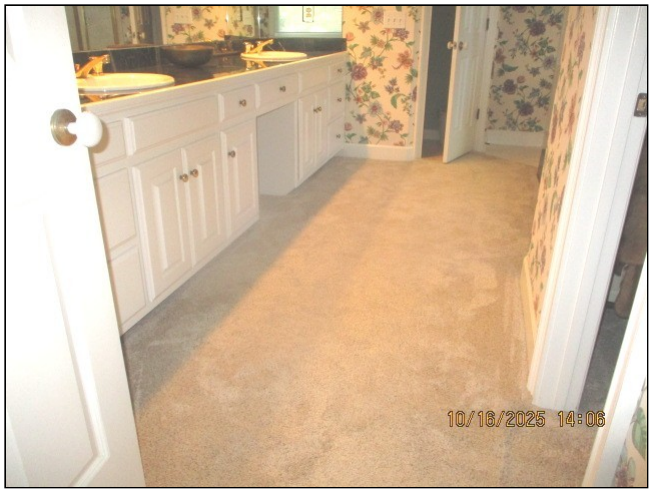
(2) Hole from the living room floor to the crawl space area.

Bottom of door trim.

3.0 Item 1(Picture)

(3) Plywood subfloor is exposed in the den. Covered with area rug.

(4) Main level bath hardwood has a step up to enter and step down to the shower area.
(5) Carpets in wet area is no longer recommended due to bacteria concerns.

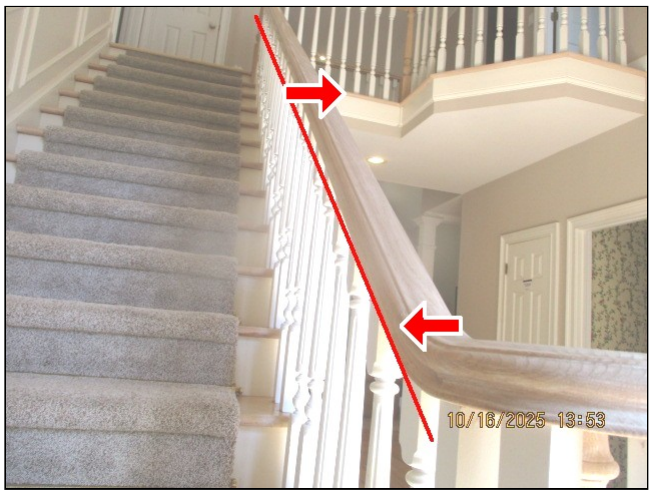


3.0 Item 2(Picture)

3.1 Steps, Stairways, Balconies and Railings

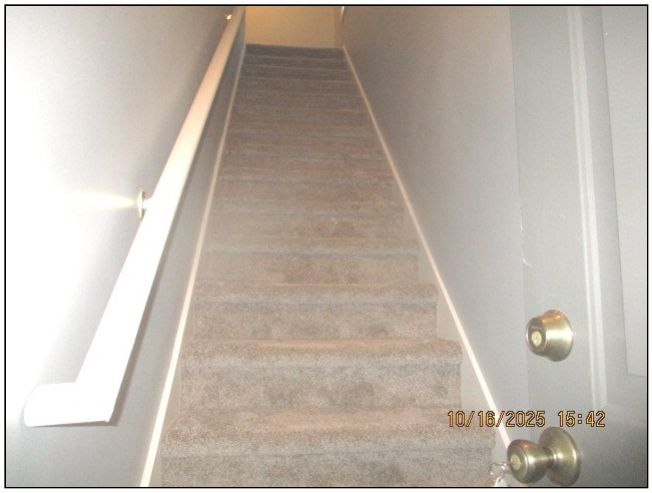
Maintenance / Comment /Repair

(1) Railing is over spanned. Loose



3.1 Item 1(Picture)

(2) Hand rail is secure at the time of the inspection.



3.1 Item 2(Picture) Apartment Stairs

4. Fireplace System

4.1 Firebox

Maintenance / Comment /Repair

(1) Heavy build up noted in the fire box. Professional chimney sweep recommended annually.
(2) Operating as designed.

4.1 Item 1(Picture)

4.3 Chimney Cap

Maintenance / Comment /Repair

Due to height restrictions the top of the cap could not be evaluated. Original

Material presents with heavy rust.

A chimney cap is a protective cover, usually made of metal or stainless steel, fitted on the top of your chimney. Its primary purpose is to prevent rain, snow, and external debris from entering the chimney, which could lead to water damage and blockages

4.3 Item 1(Picture)


4.3 Item 2(Picture)

5. Appliance Description

5.2 Microwave

Safety Issue/Comment

Estimated age of microwave more than 12 years. Budgeting for replacement recommended.

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

Appears carbon monoxide is being monitored by a system.

It is recommended to verify the type of monitoring plan in place prior to occupying the structure.

6. Insulation/ Ventilation

6.0 Insulation

Maintenance / Comment /Repair

(1) Insulation efficiency is only as strong as its weakest point. Heat loss or gain is rated as R-Value indicates insulating power or thermal resistance. The higher the R-value, the greater the insulating power. Higher R-values are more effective at maximizing your energy savings and comfort. Disturbed or missing insulation should be replaced.

The condition of fiberglass insulation blanket in the attic space does not provide effective thermal barrier by todays standards. . Original amount of insulation was less than required by today's standards. Added insulation is recommended at a minimum of R-value of 30 and better at R-38. This normally requires 12-14 inches depending on the material chosen.

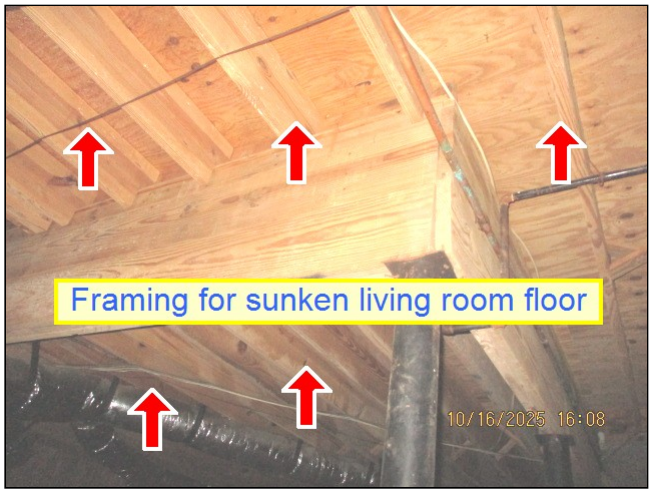
R-25

This information was not in place at the time of construction.

6.0 Item 1(Picture)

6.0 Item 2(Picture)

(2) For improved thermal envelope a minimum is R-19 between joist could be beneficial.



6.0 Item 3(Picture)

6.2 Water Heater / Furnace Venting

Action Required

(1) Collar ring at flu vent connection is not secured.(A)

Thermal foil tape is not recommended for this application. (B)

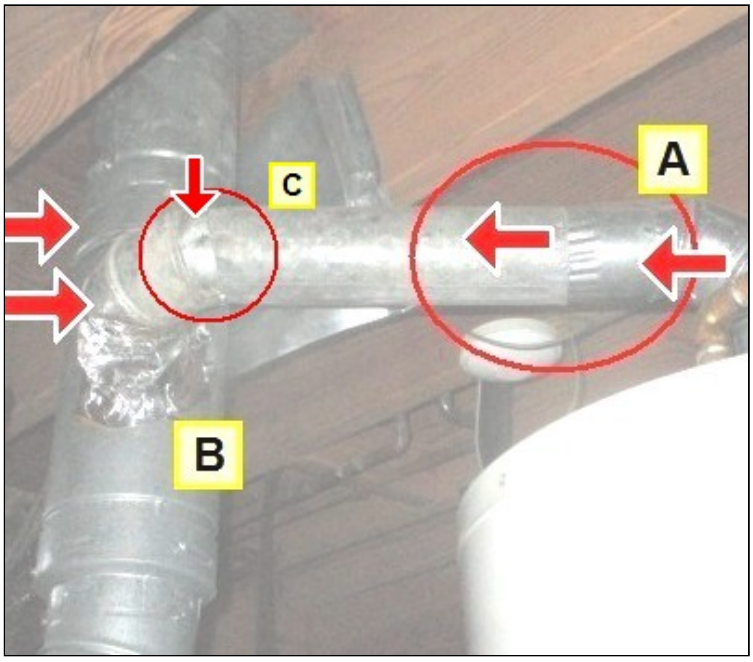
Flue vent connection creates and elbow before entering the main furnace vent. (C)

Proper Slope: The water heater vent connector should rise vertically by at least 12 inches before turning horizontally. This helps maintain proper draft and prevents backdraft.

Unit installation in 2012

EVALUATION AND REPAIR BY A LICENSED HVAC TECHNICAN.

6.2 Item 1(Picture)



6.2 Item 2(Picture) potential backdraft issues and safety concerns

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

14

(3) By toady standards a home with four bathrooms, a water heater with a capacity of 50 to 75 gallons is typically recommended to meet peak hot water demand

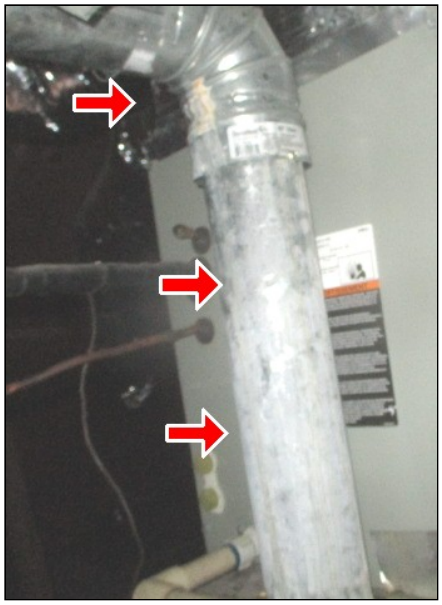
(4) This exhaust suggest a 90% efficiency furnace is in use.

The exhaust is terminated in the crawl view.

6.2 Item 3(Picture)

(5) Sweating on the exterior of the vent pipe indicates the air flow may be limited.

Service evaluation.



6.2 Item 4(Picture)

6.3 Ventilation of Foundation Areas

Maintenance / Comment /Repair

Vents are covered with corrosion resistant wire mesh and have a mechanism to open and close to control moisture intrusion to the area. Guard against rodent entry to the area.

Recommend replacement of existing vents should be considered with new crawl space vents equipped with thermally activated automatic lovers that open and close automatically depending upon the temperature.

6.4 Bathroom Ventilation

Maintenance / Comment /Repair

(1) Bathroom exhaust vents terminate in the attic.

6.4 Item 1(Picture)

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

8. Plumbing System

8.1 Exterior Faucet

Safety Issue/Comment

All faucet bibbs are open to the wall cavity.

8.6 Gas Distribution

Safety Issue/Comment

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

8.6 Item 1(Picture) Right Front Corner.

9(A) . Master Bath

9.2.A Tub / Shower

Maintenance / Comment /Repair

(1) Controls operated as designed.

Both hot and cold move laterally from the wall cavity.

Note: Repairs and evaluation by a lic3nsed plumber is recommended. Moisture intrusion is a concern.

9.2.A Item 1(Picture) Move laterally

(2) The bathtub is a whirlpool/jacuzzi. A courtesy check of the tub was conducted, however, be advised that this type of appliance is beyond the scope of the home inspection.

(Jacussi brand original equipment.)

10. Garage

10.1 Garage /Carport Floor

Safety Issue/Comment

Limited access for review due to personal belonging. No visual access to components.

10.1 Item 1(Picture)

10.2 Garage Door (s)

Maintenance / Comment /Repair

Original to construction

10.2 Item 1(Picture)

10.2 Item 2(Picture)

10.3 Garage Door Openers

Maintenance / Comment /Repair
Both Garage Doors will reverse when met with resistance.

A garage door opener typically lasts between 10 to 15 years, depending on factors like usage frequency and maintenance.Aged equipment. Service call could be beneficial.

11. Electrical System

11.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Maintenance / Comment /Repair
Many ceiling lights would not function, more concentrated on the main level.

11.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Safety Issue/Comment
(1) 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.
(2) Would not trip when tested. Replace. back wall.

12. Cooling System

12.2 Cooling and Air Handler Equipment

Maintenance / Comment /Repair
System was serviced on January 2025.

It could be beneficial to secure a copy of this service for future maintenance planning

13. Heating System

13.3 Filtration

Maintenance / Comment /Repair

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13.3 Item 2(Picture)

13.3 Item 3(Picture) Abandoened Unit

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Terry Roberts

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