



Inspection Report

James Vinson

Property Address:
3434 Winborn Walk NW
Kennesaw GA 30152



Dana Inspection Services, Inc.

Scott Dana
(678) 884-3466
ICC B1-5289396

Date: 8/17/2020**Property:**3434 Winborn Walk NW
Kennesaw GA 30152**Customer:**

James Vinson

Real Estate Professional:

Wei Tyng Weng

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

Improvement (IMP) = Something that is generally considered a good thing to do but may not have been required at the time the house was built.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

15 years

Temperature:

Over 90

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

General Summary of Repairs

The following items indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**.

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

2. Exterior

SIDING & EXTERIOR TRIM

Repair or Replace

- 1 (1) Paint and seal repair is needed around the front porch post trim.
- 2 (2) A small area of wood rot was observed at the back deck door trim.

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

Repair or Replace

- 3 (1) All vegetation in contact with the house or roof should be cut back or removed.
- 4 (3) There is a neutral to negative grade under the deck that may place excessive amounts of moisture up against the foundation. It is recommended to modify the grading to create a positive slope away from the house and foundation.
- 5 (4) A tree is leaning toward the house at one of the back corners and should be evaluated by a qualified tree person for removal.

DOORS (Exterior)

Repair or Replace

- 6 A support block is needed at the garage entrance door threshold to prevent the threshold from flexing when stepped on.

WINDOWS

Repair or Replace

- 7 One of the 1st floor bedroom window screens is torn.

3. Decks

STEPS/STAIRCASE/RAILINGS

Repair or Replace

- 8 (1) The short step, compared with the other steps, at the top of the deck steps creates a trip hazard.
- 9 (2) The spacing between some of the deck balusters is over 4" and considered a safety hazard for children.

4. Garage

GARAGE WALLS

Repair or Replace

- 10 Mold-like growth was observed on two areas of the back wall in the garage. This is likely from items having been stored against the wall. A little drywall damage was observed at one of the areas. Have these areas further evaluated and cleaned/repared as needed.

GARAGE DOOR OPERATORS

Repair or Replace

- 11 (1) The far overhead garage door needs to be adjusted as it is banging into the back stop when opened.
- 12 (2) One of the overhead garage door operator buttons is blinking. Consult the manufacturer instructions.

5. Interiors

FLOORS

Repair or Replace

- 13 There are areas of wear and gaps on the hardwood floors. Have evaluated and resurfaced as needed.

DOORS

Repair or Replace

- 14 (1) One of the closet doors in the 2nd floor front middle guest bedroom is missing the ball catch.
- 15 (2) The front Jack & Jill bedroom closet door knob is a little loose.
- 16 (3) One of the attic doors in the master closet has a loose hinge and door knob.
- 17 (4) The pantry door swings open on its own.
- 18 (5) One of the basement bedroom closet door hinges is broken.

WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- 19 (1) One or more of the double-pane windows that are part of the back door to the deck appear to be fogging over due to a bad seal between the panes of glass. Have evaluated and replaced where needed.
- 20 (2) The transom and sidelite windows at the front door have rubber seals that are loosening due to expansion and contraction. This does not affect the window other than being unsightly. Replacement is needed.

7. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 21 (1) Anti-siphon valves are missing at the exterior hose bibbs. These help prevent backflow into the potable water system.
- 22 (2) The laundry room utility sink should be secured to prevent accidental movement that can damage plumbing components.
- 23 (3) A irrigation system control panel was observed in the garage but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.
- 24 (4) Bathtub spouts should be caulked at the wall tile to prevent moisture penetration.
- 25 (5) **A very small leak (one drip) was seen inside the 1st floor bathroom sink cabinet after running the water for several minutes. Have evaluated and repaired as needed.**
- 26 (6) Both master sinks are draining slowly.
- 27 (7) The master shower valve and Jack & Jill tub valve both have the hot and cold not installed properly. Cold should be in the first position, and hot in the last. Currently it is reversed.
- 28 (8) **A small leak was observed inside the back Jack & Jill sink cabinet. The sink is also draining slowly.**
- 29 (9) The 1st floor basement showerhead pipe is a little loose.

FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

- 30 The rigid gas line serving the tankless water heater is inadequately secured/strapped.

8. Electrical System

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

Repair or Replace

- 31 (1) Exposed wires from a previously installed attic fan were observed in the attic.
- 32 (2) One of the A/C condensing units appears to be over-amped. There is a 55 amp breaker in the panel labelled for an A/C unit, but all of the cooling systems take only 30 or 25 amp max. Have evaluated and repaired by a qualified electrician.

CONNECTED DEVICES AND FIXTURES**Repair or Replace**

- 33 (1) Have all burnt out or missing light bulbs in and around the house replaced where needed.
- 34 (2) One of the basement bedroom outlets is recessed in the wall.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

- 35 The basement bathroom GFCI outlets were not installed correctly as the circuit already has GFCI protection being controlled by the GFCI outlet inside the air handler closet in the basement. However, an additional problem is that the basement air handler's condensate pump is connected to the GFCI outlet in that closet. Thus, if the GFCI outlet does a nuisance trip, it will turn off the condensate pump and may cause water damage. It is recommended to have these issues further evaluated by a qualified electrician and repaired as needed.

9. Heating / Central Air Conditioning/ Fireplaces

HEATING EQUIPMENT**Repair or Replace**

- 36 (1) The 2nd floor furnace is burning more orange than expected, and may indicate the fuel pressure needs to be adjusted. Have further evaluated and repaired by a qualified HVAC professional.
- 37 (2) The sediment trap in the attic for the furnace is not the correct style and should have been updated when the furnace was replaced.

NORMAL OPERATING CONTROLS**Repair or Replace**

- 38 The humidistat on the 1st floor did not appear to be functioning properly as the display was not showing a proper humidity level ("5"). Have evaluated and repaired as needed.

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

- 39 The interior of some of the ductwork is dirty. It is recommended to have the ductwork further evaluated and cleaned by a qualified duct cleaning company.

10. Attic, Insulation, Ventilation Systems

INSULATION IN ATTIC/WALLS/FLOORS**Repair or Replace**

- 40 (1) Minor insulation repairs are needed in the two small attic spaces off the master closet. Some small areas are missing and loose. One is also backwards.
- 41 (2) Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.
- 42 (3) An uninsulated chase opening was observed on the attic floor near the Jack & Jill bedrooms.

EVIDENCE OF RODENTS/ANIMALS IN ATTIC/ELSEWHERE**Repair or Replace**

- 43 Evidence of wildlife intrusion was observed in the attic in the form of burrowing inside the insulation and one bait station. However, there are signs that the seller may have had an "Exclusion" service done. Contact them for more info or have further evaluated by a qualified pest company.

11. Built-In Kitchen Appliances/Other Appliances

REFRIGERATOR & WATER LINE

Repair or Replace

- 44 The water filter replacement indicator is lit at the refrigerator.

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

Items to Monitor

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

2. Exterior

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

Repair or Replace

- 1 (5) In-ground yard drains were observed but are not tested as part of the inspection.
- 2 (6) A common settling crack was observed on the front walkway.

4. Garage

GARAGE CEILINGS

Monitor

- 3 Two moisture stains were observed on the garage ceiling. After running the upstairs plumbing fixtures and viewing with an infrared camera, these did not show signs of active moisture and appear to be old stains. Recommend cosmetic repairs and monitor for changes.

5. Interiors

WALLS

Monitor

- 4 Water stains were observed under some of the family room bottom windows. No active leaking was observed.

9. Heating / Central Air Conditioning/ Fireplaces

COOLING AND AIR HANDLER EQUIPMENT

Monitor

- 5 The Heat Pump is 15 years old and at the end of its useful life. This may require repair or replacement within the next few years.

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

1. Roofing

Styles & Materials

Roof Covering: Architectural Asphalt Metal	Viewed roof covering from: Ground Binoculars	Chimney (exterior): Cement Fiber
Approximate Roof Age: 1-3 years		

Items

1.0 ROOF COVERINGS/DECKING

Comments: Inspected

1.2 FLASHINGS

Comments: Inspected

1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.4 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Inspected

2. Exterior

Styles & Materials

Siding Material: Brick veneer Fiber-cement (e.g., Hardiplank)	Appurtenance: Deck Covered front porch	Driveway: Concrete
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Items

2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

(1) Paint and seal repair is needed around the front porch post trim.



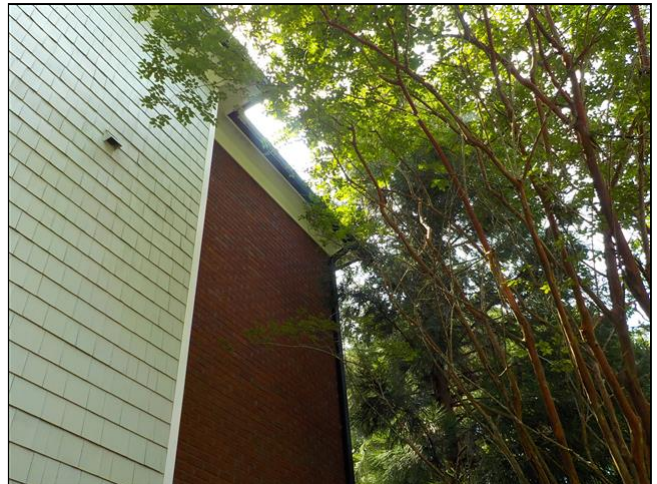
(2) A small area of wood rot was observed at the back deck door trim.



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

Comments: Repair or Replace

(1) All vegetation in contact with the house or roof should be cut back or removed.

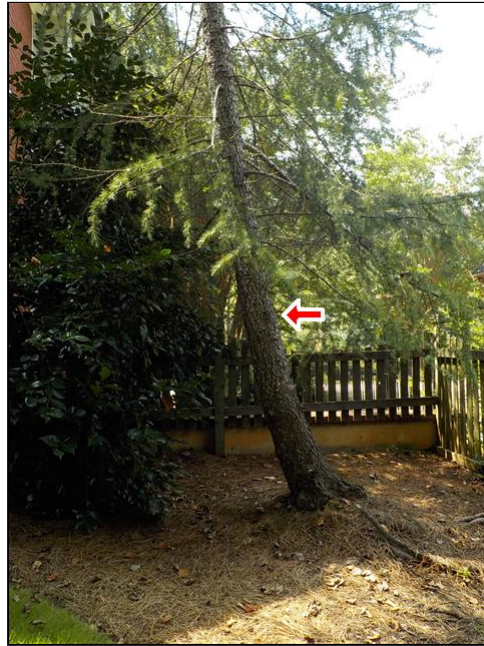


(2) Due to vegetation, a close up inspection of the front and right sides of the house could not be done.

(3) There is a neutral to negative grade under the deck that may place excessive amounts of moisture up against the foundation. It is recommended to modify the grading to create a positive slope away from the house and foundation.



(4) A tree is leaning toward the house at one of the back corners and should be evaluated by a qualified tree person for removal.



(5) In-ground yard drains were observed but are not tested as part of the inspection.



(6) A common settling crack was observed on the front walkway.



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

Comments: Inspected

2.3 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.4 DOORS (Exterior)

Comments: Repair or Replace

A support block is needed at the garage entrance door threshold to prevent the threshold from flexing when stepped on.



2.5 WATER METER

Comments: Inspected

2.6 WINDOWS

Comments: Repair or Replace

One of the 1st floor bedroom window screens is torn.



2.7 VENTS/VENT HOODS

Comments: Inspected

2.8 FOUNDATION DRAINS

Comments: Not Inspected

Not visible.

3. Decks

The skirting around the deck prevented a close up inspection from underneath.

Styles & Materials

Deck Flooring Material:

Wood

Items

3.0 FLASHING

Comments: Inspected

3.1 STEPS/STAIRCASE/RAILINGS

Comments: Repair or Replace

(1) The short step, compared with the other steps, at the top of the deck steps creates a trip hazard.



(2) The spacing between some of the deck balusters is over 4" and considered a safety hazard for children.



3.2 FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS

Comments: Inspected, Not Inspected

3.3 ATTACHEMENT TO HOUSE

Comments: Inspected, Not Inspected

3.4 POSTS/FOOTINGS

Comments: Inspected

It should be noted that design and installation standards for decks have evolved greatly over the years. What was once commonplace and acceptable would no longer be allowable under present codes. The inspection is not designed to bring decks up to code but rather look for evidence of visible defects or safety concerns.

4. Garage

Styles & Materials

Garage Door Type:

Two automatic

Items

4.0 GARAGE CEILINGS

Comments: Monitor

Two moisture stains were observed on the garage ceiling. After running the upstairs plumbing fixtures and viewing with an infrared camera, these did not show signs of active moisture and appear to be old stains. Recommend cosmetic repairs and monitor for changes.



4.1 GARAGE WALLS

Comments: Repair or Replace

Mold-like growth was observed on two areas of the back wall in the garage. This is likely from items having been stored against the wall. A little drywall damage was observed at one of the areas. Have these areas further evaluated and cleaned/repared as needed.



4.2 GARAGE FLOOR

Comments: Inspected

4.3 GARAGE DOOR (S)

Comments: Inspected

4.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

4.5 GARAGE DOOR OPERATORS

Comments: Repair or Replace

(1) The far overhead garage door needs to be adjusted as it is banging into the back stop when opened.



(2) One of the overhead garage door operator buttons is blinking. Consult the manufacturer instructions.



5. Interiors

Styles & Materials

Window Types:

Thermal/Insulated
Double-hung

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Monitor

Water stains were observed under some of the family room bottom windows. No active leaking was observed.



5.2 FLOORS

Comments: Repair or Replace

There are areas of wear and gaps on the hardwood floors. Have evaluated and resurfaced as needed.



Wear



Gaps

5.3 INFRARED SCAN (RESULTS REPORTED ELSEWHERE IN REPORT)

Comments: Inspected

5.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.5 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

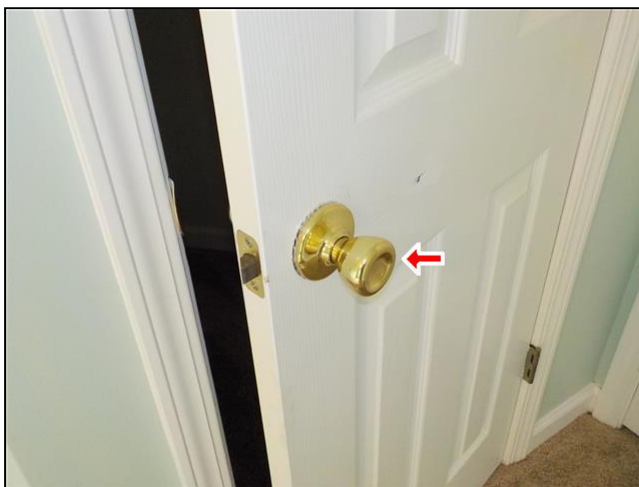
5.6 DOORS

Comments: Repair or Replace

(1) One of the closet doors in the 2nd floor front middle guest bedroom is missing the ball catch.



(2) The front Jack & Jill bedroom closet door knob is a little loose.



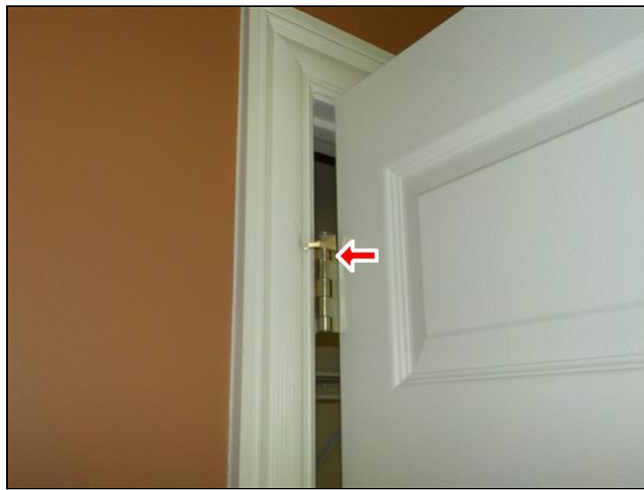
(3) One of the attic doors in the master closet has a loose hinge and door knob.



(4) The pantry door swings open on its own.



(5) One of the basement bedroom closet door hinges is broken.



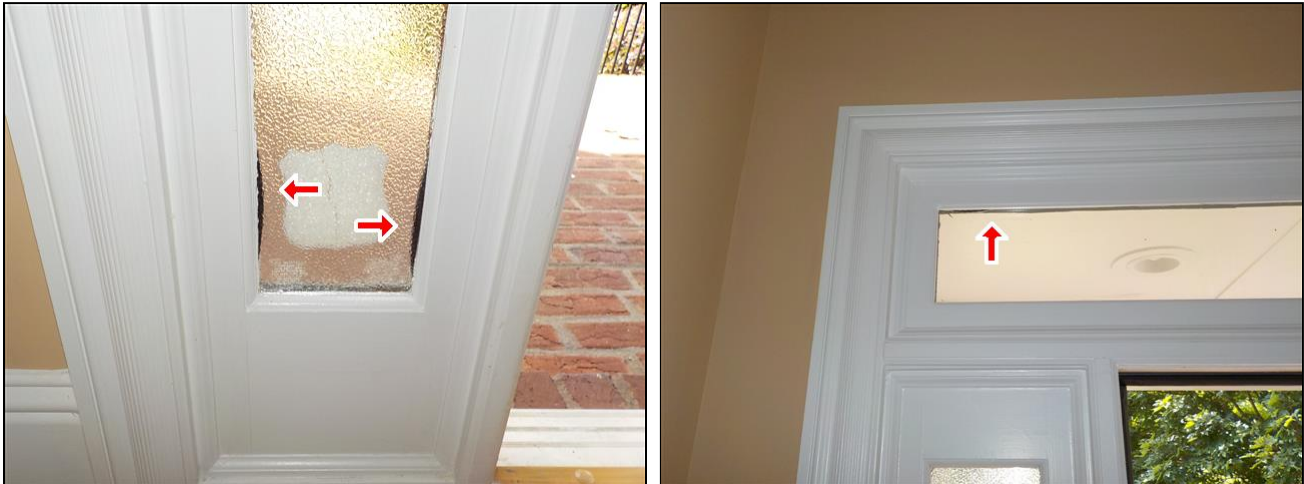
5.7 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) One or more of the double-pane windows that are part of the back door to the deck appear to be fogging over due to a bad seal between the panes of glass. Have evaluated and replaced where needed.



(2) The transom and sidelite windows at the front door have rubber seals that are loosening due to expansion and contraction. This does not affect the window other than being unsightly. Replacement is needed.



6. Structural Components (where visible)

Styles & Materials

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

Items

6.0 FOUNDATIONS & BASEMENTS

Comments: Inspected

6.1 WALLS (Structural)

Comments: Inspected

6.2 COLUMNS/PIERS/POSTS

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected

6.4 CEILINGS (structural)

Comments: Inspected

6.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

7. Plumbing System

Styles & Materials

Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Public	Not visible	Copper
Plumbing Waste:	Water Heater Power Source:	Water Heater Capacity:
PVC	Gas (quick recovery)	Tankless

Water heater brand:

NAVIEN

Water Heat Age:

1-5 years

Number of water heaters:

1

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 PEX (1996-2010) F1807 BRASS CRIMP FITTINGS

Comments: Inspected

7.2 DWV FITTINGS VS. PRESSURE FITTINGS

Comments: Inspected

7.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) Anti-siphon valves are missing at the exterior hose bibbs. These help prevent backflow into the potable water system.



(2) The laundry room utility sink should be secured to prevent accidental movement that can damage plumbing components.



(3) A irrigation system control panel was observed in the garage but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.



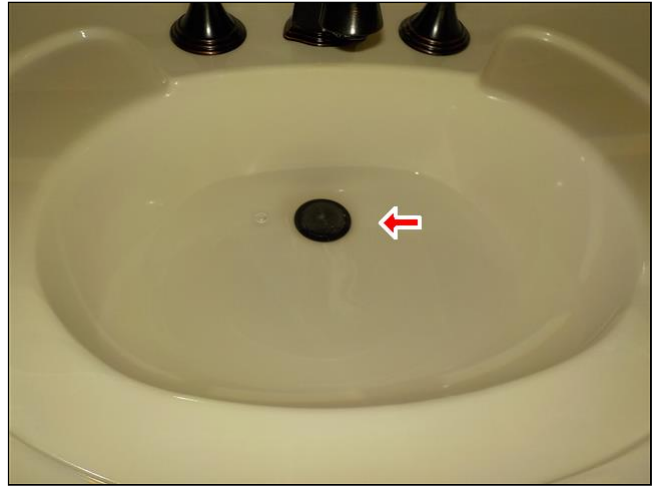
(4) Bathtub spouts should be caulked at the wall tile to prevent moisture penetration.



(5) A very small leak (one drip) was seen inside the 1st floor bathroom sink cabinet after running the water for several minutes. Have evaluated and repaired as needed.



(6) Both master sinks are draining slowly.



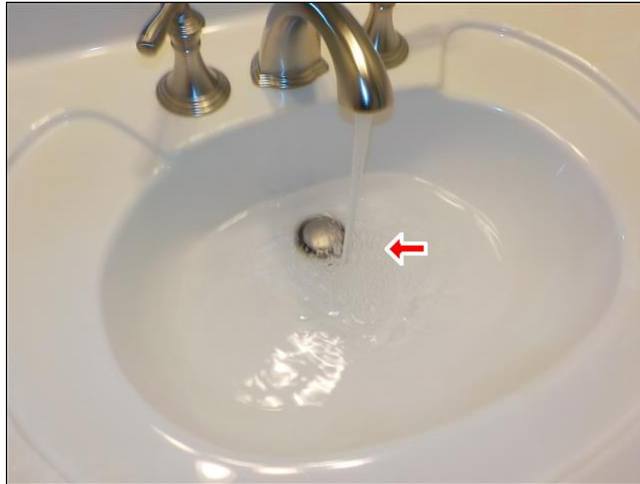
(7) The master shower valve and Jack & Jill tub valve both have the hot and cold not installed properly. Cold should be in the first position, and hot in the last. Currently it is reversed.



(8) A small leak was observed inside the back Jack & Jill sink cabinet. The sink is also draining slowly.

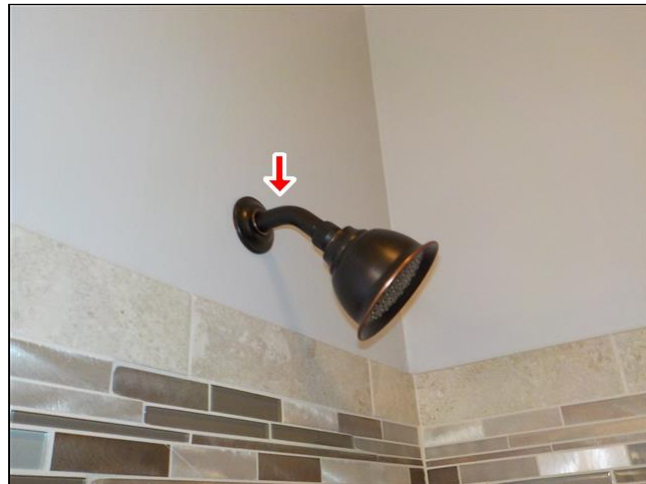


Water in cabinet



Slow drain

(9) The 1st floor basement showerhead pipe is a little loose.



7.4 EXPANSION TANK PRESENCE & CONDITION

Comments: Inspected

7.5 HOT WATER SYSTEMS & CONTROLS

Comments: Inspected

7.7 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Inside basement bedroom closet.



7.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair or Replace

The rigid gas line serving the tankless water heater is inadequately secured/strapped.



7.9 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at the gas meter outside.

7.10 WATER PRESSURE

Comments: Inspected

7.11 FLEXIBLE APPLIANCE CONNECTORS (FACs) & CSST

Comments: Inspected

7.12 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)

Comments: Inspected

8. Electrical System

Styles & Materials

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

Items

8.0 BREAKER AND PANEL BRAND MATCH

Comments: Inspected

8.1 ZINSCO/FEDERAL PACIFIC/CHALLENGER PANELS

Comments: Inspected

8.2 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

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

Comments: Inspected

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

Comments: Repair or Replace

(1) Exposed wires from a previously installed attic fan were observed in the attic.



(2) One of the A/C condensing units appears to be over-amped. There is a 55 amp breaker in the panel labelled for an A/C unit, but all of the cooling systems take only 30 or 25 amp max. Have evaluated and repaired by a qualified electrician.

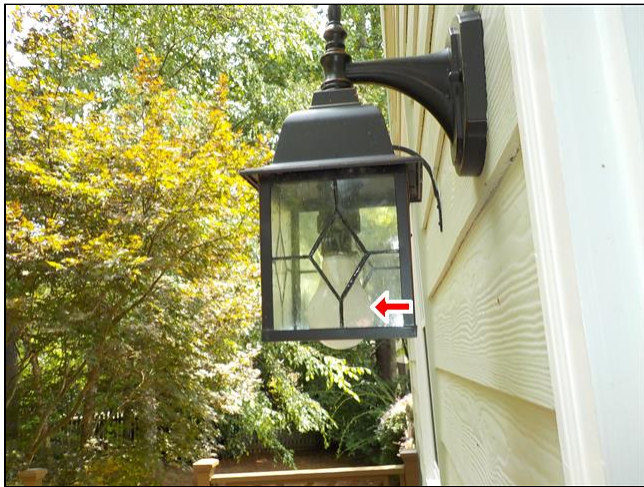


55 amp breaker in panel

8.5 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

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



Example, back deck



1st floor bedroom closet

(2) One of the basement bedroom outlets is recessed in the wall.



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

Comments: Inspected

8.7 OPERATION OF ARC FAULT BREAKERS

Comments: Inspected

8.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

The basement bathroom GFCI outlets were not installed correctly as the circuit already has GFCI protection being controlled by the GFCI outlet inside the air handler closet in the basement. However, an additional problem is that the basement air handler's condensate pump is connected to the GFCI outlet in that closet. Thus, if the GFCI outlet does a nuisance trip, it will turn off the condensate pump and may cause water damage. It is recommended to have these issues further evaluated by a qualified electrician and repaired as needed.



GFCI outlets in basement bath



GFCI outlet next to air handler

8.9 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main and sub panels are located inside the basement, and the main service disconnect that cuts off all of the power is located outside at the side of the house.

8.10 SMOKE & CARBON MONOXIDE PROTECTION

Comments: Inspected

9. Heating / Central Air Conditioning/ Fireplaces

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Electric	Three
Heat Pump Forced Air (also provides cool air)	Gas	
Heating System Brand:	Heat System Age:	Types of Fireplaces:
CARRIER	1 year	Gas starter/Wood burning
WHIRLPOOL	15 years	

Operable Fireplaces:	Cooling Equipment Type:	Cooling System Age:
One	Condensing Unit	1 year
	Heat Pump Forced Air (also provides warm air)	15 years
Central Air Brand:	Number of Cooling Systems:	
CARRIER	Three	
GIBSON		

Items

9.0 HEATING EQUIPMENT

Comments: Repair or Replace

(1) The 2nd floor furnace is burning more orange than expected, and may indicate the fuel pressure needs to be adjusted. Have further evaluated and repaired by a qualified HVAC professional.



Video does not show orange well

(2) The sediment trap in the attic for the furnace is not the correct style and should have been updated when the furnace was replaced.



Existing, improper sediment trap



Proper sediment trap example

9.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Monitor

The Heat Pump is 15 years old and at the end of its useful life. This may require repair or replacement within the next few years.



9.3 CONDENSATE DISPOSAL

Comments: Inspected

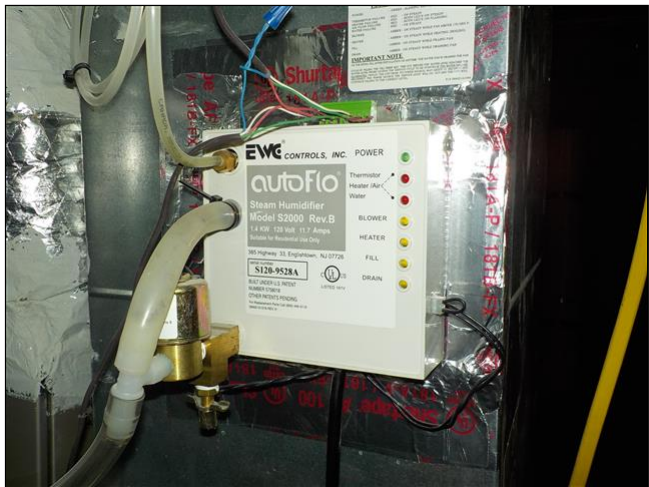
9.4 NORMAL OPERATING CONTROLS

Comments: Repair or Replace

The humidistat on the 1st floor did not appear to be functioning properly as the display was not showing a proper humidity level ("5"). Have evaluated and repaired as needed.



Humidistat



Humidifier connected to 1st floor furnace

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

Comments: Repair or Replace

The interior of some of the ductwork is dirty. It is recommended to have the ductwork further evaluated and cleaned by a qualified duct cleaning company.



Example, kitchen

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

Comments: Inspected

9.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

10. Attic, Insulation, Ventilation Systems

Styles & Materials

Attic Insulation:

Blown
Fiberglass
R30

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Dryer Power Source:

240 Electric

Attic info:

Pull Down stairs

Method used to observe attic:

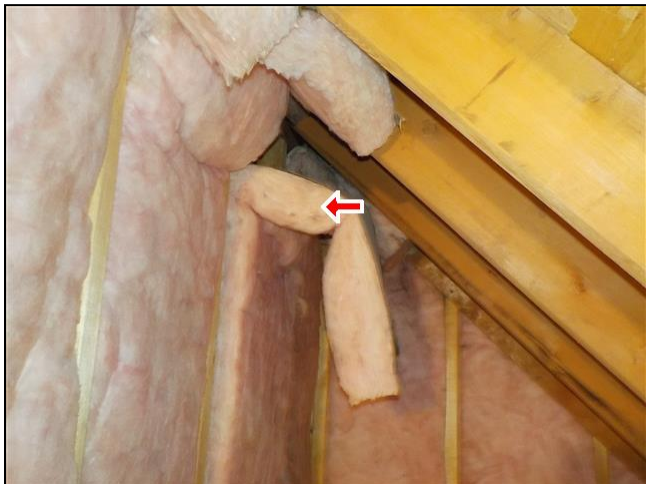
Walked

Items

10.0 INSULATION IN ATTIC/WALLS/FLOORS

Comments: Repair or Replace

(1) Minor insulation repairs are needed in the two small attic spaces off the master closet. Some small areas are missing and loose. One is also backwards.



Loose



Missing



Backwards

(2) Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.



(3) An uninsulated chase opening was observed on the attic floor near the Jack & Jill bedrooms.



10.1 VENTILATION OF ATTIC/ROOF

Comments: Inspected

10.2 VENTING SYSTEMS (Kitchens, baths, laundry)

Comments: Inspected

10.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

10.4 EVIDENCE OF RODENTS/ANIMALS IN ATTIC/ELSEWHERE

Comments: Repair or Replace

Evidence of wildlife intrusion was observed in the attic in the form of burrowing inside the insulation and one bait station. However, there are signs that the seller may have had an "Exclusion" service done. Contact them for more info or have further evaluated by a qualified pest company.



Trails



Bait station

10.6 ATTIC LADDER

Comments: Inspected

11. Built-In Kitchen Appliances/Other Appliances

Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 RANGE HOOD

Comments: Inspected

11.3 GARBAGE DISPOSER

Comments: Inspected

11.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

11.5 REFRIGERATOR & WATER LINE

Comments: Repair or Replace

The water filter replacement indicator is lit at the refrigerator.



11.6 COMMON RECALLS CHECK

Comments: Inspected