



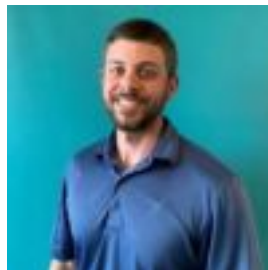
Cingo Residential Home Inspection

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2414 US-280, Lyons, GA 30436

February 06, 2025 09:00 am

Report Created For: Gail Fulwood



Inspector

Cody Griffis

478-357-1213

cgriffis@cingohome.com

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Report Remarks

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

To review our Standards of Practice, visit:

https://ashiwebstorage.blob.core.windows.net/files/docs/standards_updated3-4-2015.pdf

DEFECT SUMMARY

- DEFICIENCY 2.1 Attic- Attic: Roof Structure: Stained Roof Decking / Framing
- DEFICIENCY 4.2 Structural Components- Structural: Floor Structure: Water Damage / Rot Noted - Repair
- DEFICIENCY 5.1 Roofing System- General: Roof Maintenance And Service Recommended
- DEFICIENCY 6.1 Exterior Components- Exterior Veneer: General: Penetrations Missing Sealant
- DEFICIENCY 6.2 Exterior Components- Exterior Veneer: Siding / Trim / Eaves: Paint Exterior Wood Trim
- DEFICIENCY 6.3 Exterior Components- Exterior Veneer: Siding / Trim / Eaves: Loose Siding Noted
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- DEFICIENCY 13.1 Appliances / Fireplaces- Fireplaces: Fireplace Cleaning (With Gas Logs)
- DEFICIENCY 13.2 Appliances / Fireplaces- Appliances: Other Equipment: Doorbell Inoperative
- DEFICIENCY 14.2 Termite, Rodent, Insect and Pest Activity- Conducive Conditions: Wood Debris In Crawlspace

1: Inspection Details

Information

General : In Attendance

None

General : Occupancy

Vacant, Unfurnished

General : Style Of Home

Ranch

General : Utilities

Water, Electric, Propane

General : Weather

Clear, 59F

2: Attic

Information

General : Attic Access

Accessible via Pull Down Stairs, Located: Laundry

General : Attic Insulation

Fiberglass, Estimated R Value: ~R30 in Main Attic

General : Attic Ventilation

Soffit Vents, Ridge Vent(s)

General : Attic Flooring

Limited Flooring

Deficiencies

DEFICIENCY 2.1

Attic: Roof Structure

Stained Roof Decking / Framing



Monitor, Future Repair: Stained and possibly rotted roof decking and/or framing was noted in the attic which appears to have been caused by previous roof leaks. This material should be checked for damaged when re-roofing and replaced as necessary.

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

3: Garage

Information

General : Garage Type

Attached, Carport

General : Number Of Bays

One Car

General : Overhead Garage Doors

None

4: Structural Components

Information

General : Foundation

Crawlspace Configuration, Concrete Block Walls

General : Columns/Piers

Concrete Block Piers

General : Floor Structure

I-Joists, Wood Ledger Beams, Plywood Floor Decking

General : Wall Structure

Wood Frame

General : Ceiling Structure

Not Totally Visible

General : Roof Structure

Wood Rafters - 2x4, Wood Rafters - 2x6, Wood Rafters - 2x8, Plywood Sheathing

General : Crawlspace Access

Accessible via Exterior Access Door / Hatch

General : Crawlspace: General

All Accessible Crawlspace Areas Inspected, Inaccessible Or Non-visible Areas Noted

General : Crawlspace: Foundation Floor/Wall Inspected For:

Dampness/Standing Water, Water Staining On Walls

General : Crawlspace: Structural (Joists/Beams) Inspected For:

Rot, Fungus, Cracking/Twisting, Termites, Powder Post Beetles, Probed

General : Crawlspace: Moisture Readings:

5 Or More Moisture Readings, Pictures Included In Report

General : Crawlspace: Electrical Inspected For:

Open Junction Boxes, Loose Wiring, Cut/Damaged Wiring, Abandoned Wiring

General : Crawlspace: Insulation Inspected For:

Reversed Installation, Fallen/Sagging, Wet

General : Crawlspace: Plumbing Inspected For:

Broken Pipes, Disconnected Pipes, Abandoned Pipes, Leaks

General : Crawlspace: Subfloor Inspected For:

Rot, Fungus, Staining, Damage, Termites, Inaccessible (see deficiency)

Limitations

LIMITATION 4.1

Structural: Crawlspace

Crawlspace Access Limited



Monitor: Crawlspace access was limited at the time of inspection due to insufficient access, plumbing/ductwork, stored items, or debris. Proper access to the entire crawlspace is important for monitoring for structural issues, water leaks, and termite or pest activity. Ensure proper access to the crawlspace and inspect the area thoroughly.

Deficiencies

DEFICIENCY 4.2

Structural: Floor Structure

Water Damage / Rot Noted - Repair



Repair: The floor structure as noted shows evidence of advanced water damage and rotting.

Rot weakens the structure and can cause building settlement. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. Consult a qualified framing contractor for further evaluation and options for repair, as well as prevention of future damage.

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

5: Roofing System

Information

General : Roof Type

Metal Roofing

General : Roof Flashings

Metal

General : Chimneys

None

General : Gutters And Downspouts

Aluminum, Vinyl

General : Skylights

None Located

General : Method Of Inspection

Viewed from Ladder at Eave and Viewed with Binoculars

Deficiencies

DEFICIENCY 5.1

General

Roof Maintenance And Service Recommended

Monitor, Possible Repair: It is recommended every 6 - 10 years to have routine evaluation and maintenance of the roof. There are components on the roof that do not have the same life expectancy as the shingles themselves and require more frequent maintenance.

Caulking, rubber flashing, etc.. Consult roofing contractor as needed.

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

6: Exterior Components

Information

General : Wall Covering

Hardboard Siding

General : Eaves / Soffits / Fascias

Vinyl

General : Exterior Doors

Metal

General : Window / Door Frames And Trim

Wood, Vinyl-Clad

General : Entry Driveways / Walkways / Patios

None

General : Front Entry / Porch

Concrete, Brick

General : Other Porches / Decks / Steps And Railings

Wood Deck, Concrete

General : Surface Drainage

Graded Toward Building at Front, Graded Away From Building at Rear

General : Retaining Walls

None

General : Fencing

None

General : Number Of Exterior Doors

3

General : Number Of Rooms With Windows With Grade Access

9

Deficiencies

DEFICIENCY 6.1

Exterior Veneer: General

Penetrations Missing Sealant



Repair: Penetrations through the veneer for mechanical and electrical components should be sealed with mortar to prevent water, rodent and insect entry. Foam is a poor sealant as it can be chewed through by rodents and deteriorates in the presence of UV rays. Seal around the penetration with silicone caulk or mortar.

Deficiencies

DEFICIENCY 6.2

Exterior Veneer: Siding / Trim / Eaves

Paint Exterior Wood Trim



Monitor, Future Repair: The exterior wood trim components will need caulking and painting in the near future to prevent future damage to this material. Any damaged wood should be repaired or replaced as needed. Make sure all holes in the siding and trim are filled and sealed. All utility penetrations (e.g. piping, vents, and light fixtures) should be properly caulked to prevent moisture intrusion.

DEFICIENCY 6.3

Exterior Veneer: Siding / Trim / Eaves

Loose Siding Noted

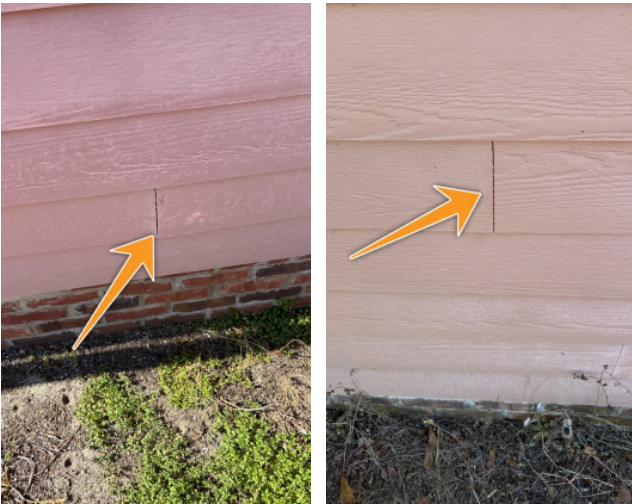


Repair: Loose siding was noted, especially at the location(s) shown, which should be re-nailed and secured to prevent moisture and possible rodent intrusion into the structure. All nail holes, butt joints, and other openings in the siding should be caulked and sealed.

DEFICIENCY 6.4

Exterior Veneer: Siding / Trim / Eaves

Caulking Gaps at Exterior Veneer



Repair: Gaps and openings in any veneer can allow water penetration into the wall cavity. Properly caulk or grout all gaps in the exterior veneer, paint as needed.

Deficiencies

DEFICIENCY 6.5

Exterior: Windows / Doors

Damage Noted At Door Frame



Repair: Damage was noted at the door frame. Consult a carpenter or qualified handy person for further evaluation and repair.

Deficiencies

DEFICIENCY 6.6

Exterior: Decks

Deck Repairs Needed



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

DEFICIENCY 6.7

Exterior: Decks

Deck Paint / Stain Needed



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

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

7: Electrical System

Information

General : Size Of Electrical Service / Main Disconnect

120/240 Volt Main Service - Service Size: 200 Amps

General : Service Drop

Underground

General : Electrical Service Conductors

Aluminum - 4/0 AWG

General : Main Service Disconnect Location

Main Panel

General : Service Grounding

Copper Ground Wire

General : Distribution Panel Location(s)

Laundry Room

General : Distribution Sub-Panel(s)

None

General : Distribution Wiring

Copper

General : Switches And Receptacles

Grounded

General : Ground Fault Circuit Interrupters (GFCI)

Bathrooms, Kitchen, Exterior (Partial)

General : Arc Fault Circuit Interrupters (AFCI)

None Found

General : Smoke Detectors

Present

General : Security System

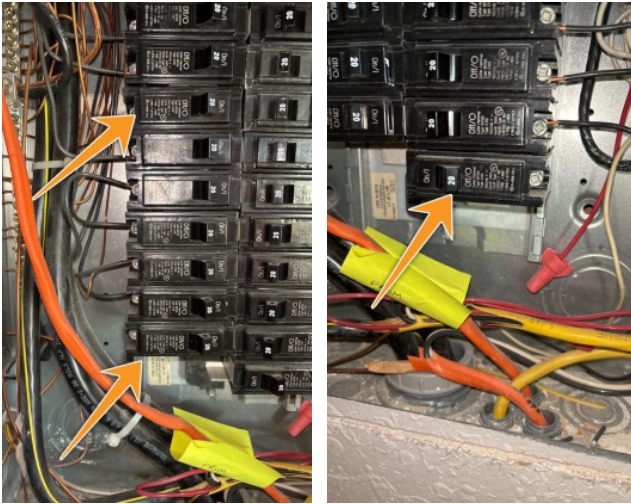
No

Deficiencies

DEFICIENCY 7.1

Electrical: Panels

Unused Breakers Noted



Monitor: Unused breakers were noted in the main panel. If these are functioning properly (have electrician check), they can be used for future electrical needs and expansion.

Deficiencies

DEFICIENCY 7.2

Electrical: Wiring / Boxes

Cover Missing At Junction Box



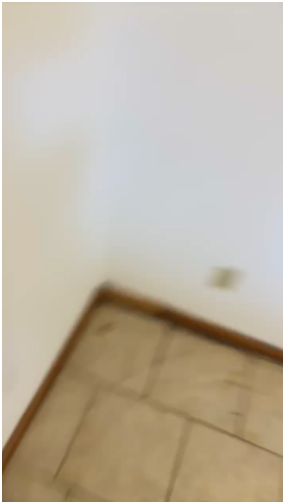
Repair: All open junction boxes as noted should be fitted with cover plates.

Deficiencies

DEFICIENCY 7.3

Electrical: Outlets

Inoperative Outlet



Repair: An outlet as noted appears to be inoperative and/or did not respond to the wall switch in the room. Consult with the seller concerning its operation and have repaired as necessary.

DEFICIENCY 7.4

Electrical: Outlets

Loose Outlet



Repair: Loose outlet(s) as noted should be tightened to prevent the loosening of the wiring connections in the future.

DEFICIENCY 7.5

Electrical: Outlets

Exterior Outlets Need Weatherproof Covers



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

DEFICIENCY 7.6

Electrical: Outlets

GFCI Recommended



Improve, Safety Issue: The installation of a ground fault circuit interrupter outlet(s) is recommended at the location(s) shown. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Up to date weatherproof covers should be installed at all exterior outlets.

Deficiencies

DEFICIENCY 7.7

Electrical: Switches

Unknown Switch Function



Monitor, Possible Repair: We were unable to determine the function of all switches. Consult seller as to use of switches. Consult an electrician as necessary.

Deficiencies

DEFICIENCY 7.8

Electrical: Lighting

Lights Not Operative



Monitor, Possible Repair: Some of the lights did not come on with the wall switches as noted. First replace the bulb and see if the fixture will operate, if not have an electrician check all lighting fixtures for operable bulbs and then check circuits for proper operation. Consult with the seller concerning all switch locations and/or automatic switches that may be controlling the lights and ceiling fans, if any.

DEFICIENCY 7.9

Electrical: Lighting

Loose Light Fixtures



Repair: Loose light fixtures as noted should be tightened and properly mounted to prevent exposure of the wiring and loosening of wiring connections.

Custom

CUSTOM 7.10

Electrical: Panels

Panel Photos



Reference photos of service panel(s).

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

8: Interior Components

Information

General : Wall And Ceiling Materials

Sheetrock

General : Floor Surfaces

Carpet, Tile

General : Shower And Tub Surrounds

Fiberglass

General : Windows And Glazing

Double Pane

General : Doors

Hollow Core

General : Home Security: Number Of Floors W/Bedrooms

1

Deficiencies

DEFICIENCY 8.1

Interior: Ceilings / Walls

Water Stains Noted



Evaluation, Repair: Water stains were observed at the walls/ceilings in the noted location. Elevated moisture was found in this area. Recommend having a certified contractor evaluate and repair accordingly.

DEFICIENCY 8.2

Interior: Ceilings / Walls

Damage Noted At Wall/Ceiling

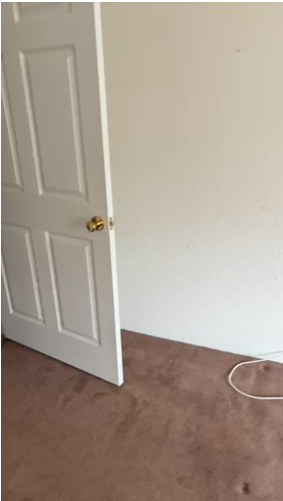


Repair: Damage and/or holes were noted in the walls/ceilings as noted, which should be repaired and repainted.

DEFICIENCY 8.3

Interior: Ceilings / Walls

Poor Drywall Finishes Noted

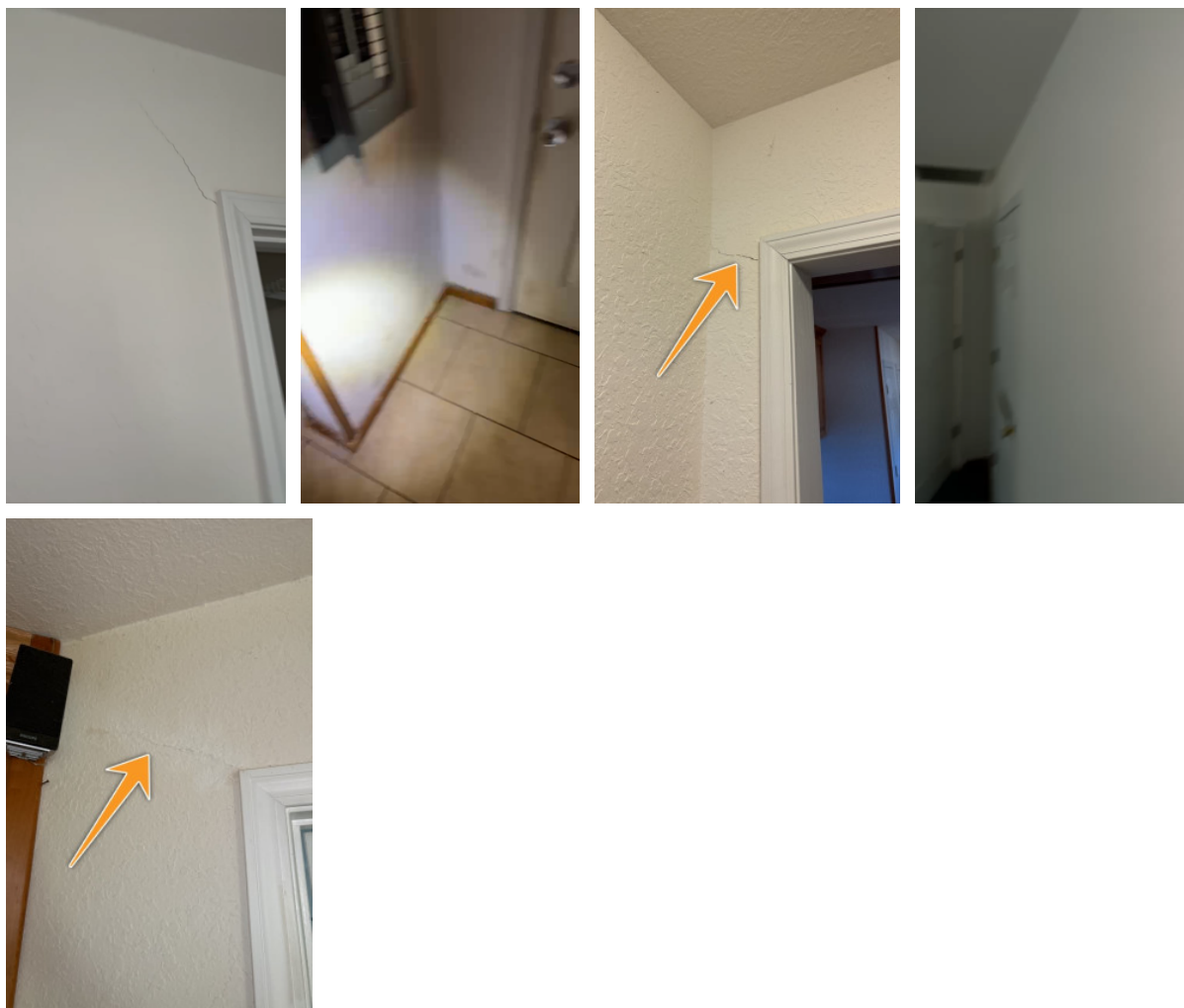


Improve: Lifting tape, seams, cracks, or other signs of poor drywall finish work were noted. These issues appear to be primarily cosmetic in nature and not indicative of structural issues. Repair and monitor for future recurrence.

DEFICIENCY 8.4

Interior: Ceilings / Walls

Settlement Cracks Noted - Wall/Ceiling



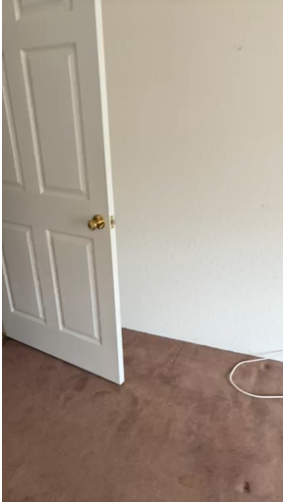
Monitor: Signs of structural settlement were observed at the location(s) noted. If the cracks have not already been repaired, repair cosmetically and monitor for future recurrence.

Deficiencies

DEFICIENCY 8.5

Interior: Flooring

Shoe Molding Missing



Improve: Baseboard shoe molding is missing as noted and is recommended for sealing all open gaps between the baseboards and flooring.

Deficiencies

DEFICIENCY 8.6

Interior: Bathrooms

Grout Repair





Repair: Cracked, deteriorated, and missing bathtub and/or shower enclosure grout and caulk as noted and should be replaced to prevent moisture intrusion into the wall and floor framing.

Deficiencies

DEFICIENCY 8.7

Interior: Cabinetry

Caulk Backsplash



Improve: The backsplash at the counters needs caulking and sealing to prevent moisture intrusion into the walls, especially around the sink.

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

9: Plumbing System

Information

General : Water Supply Source

Private Water Supply

General : Service Pipe To House (Where Visible)

Not Visible

General : Main Water Valve Location

At Well

General : Interior Supply Piping (Where Visible)

Plastic - PEX

General : Water Pressure

50 psi (40-80 psi is normal)

General : Waste System

Private Sewer System

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

Plastic - PVC

General : Cleanout Location

Not Located (check with seller)

General : Water Heater

Not Located

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

Unknown

General : Water Heater Capacity

Unknown

General : Water Heater Manufacturer

Unknown Brand

General : Water Heater Location

Not Located

General : Main Fuel Shut-Off Valve Location

LP Gas Valve Located at Storage Tank

General : Other Components

N/A

Deficiencies

DEFICIENCY 9.1

Plumbing: Supply Piping

Poorly Supported Piping



Repair: Some of the water supply piping as noted lacks adequate support (typically required every 2-3 feet). This condition could lead to future leaks at the joints and excessive vibration of the piping. Have a plumber check all piping support in this area and make repairs as necessary.

Deficiencies

DEFICIENCY 9.2

Plumbing: Waste / Vent Piping

Drain Piping Leaking



Repair: The drain piping as noted is leaking. A plumber should check all piping and

connections in the area and make repairs as necessary.

DEFICIENCY 9.3

Plumbing: Waste / Vent Piping

Undersize Waste Line



Repair: The waste piping as noted does appear to be smaller than typically found. Small main waste lines can cause potential restrictions. No slow drains were found at the time of the inspection. Recommend having a certified contractor evaluate the waste line size and slope and improve accordingly.

DEFICIENCY 9.4

Plumbing: Waste / Vent Piping

Vent Terminates In Attic





Repair: It appears that a plumbing vent stack is terminating into the attic as noted. This condition could allow sewer gas to collect in this area if the stack is active. A plumber should investigate this condition and either extend the vent through the roof or otherwise have it capped off if not in use.

Deficiencies

DEFICIENCY 9.5

Plumbing: Toilets

Toilet Loose



Repair: The toilet at the location noted was loose and needs repair. Have the wax ring checked for leaks and the toilet properly bolted to the floor.

Deficiencies

DEFICIENCY 9.6

Plumbing: Sinks & Faucets

Sink Stopper Repair



Repair: The sink stopper(s) as noted did not function properly or are missing and need repair or replacement altogether.

DEFICIENCY 9.7

Plumbing: Sinks & Faucets

Faucet Leaks

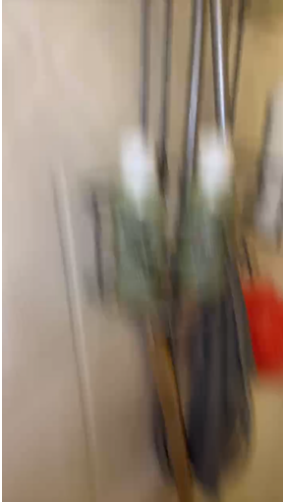


Repair: Some of the faucets leak slightly as noted. This typically indicates that washers inside the handles or valves need replacement.

DEFICIENCY 9.8

Plumbing: Sinks & Faucets

Leak At Sink Drain



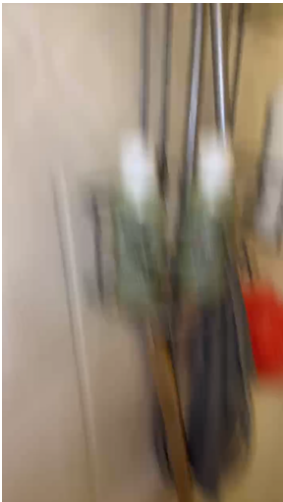
Repair: Leakage was noted at the sink drain. Consult a plumber or qualified handy person for repair.

Deficiencies

DEFICIENCY 9.9

Plumbing: Tubs & Showers

Shower Diverter Needs Repair



Repair: The shower diverter at the bathtub does not completely divert all of the water to the shower head, which should be improved as needed for proper function.

Deficiencies

DEFICIENCY 9.10

Plumbing: Water Heaters

Water Heater Not Found

Evaluation: The water heater was not found. Details and the condition of the water heater are limited. Recommend having a certified contractor evaluate the water heater once located. The average life expectancy of most water heaters is 8-12 years.

Custom

CUSTOM 9.11

Plumbing: Water Heaters

Water Temperature Normal



Monitor: Water temperature measured at or below 120 degrees Fahrenheit, the threshold for scald hazards. No action necessary, FYI only.

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

10: Cooling System

Information

General : Cooling Equipment Energy Source

Electricity

General : Cooling System Type

Through Wall Heat Pump / Cooling Unit

General : Number Of A/C Systems

One

General : Central Air Manufacturer

AMERICAN STANDARD

General : Distribution Methods

Ductwork

General : Outdoor Unit Location(s)

Right Side of Building

General : Tonnage Capacity (1 ton serves ~600-650 sqft)

3.5 Tons Total

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

7

Limitations

LIMITATION 10.1

Cooling: Outdoor Condensing Unit

Too Cold To Test A/C

Monitor: When the ambient temperature is below 65 degrees Fahrenheit, the compressor in the condensing unit could be damaged if operated because the oil in the system will not properly lubricate the moving motor parts when cold. Inquire of the home seller before closing escrow as to the maintenance history of the compressor to gain assurance the unit(s) are functioning properly. Consult an HVAC contractor to provide diagnostic testing to verify all cooling systems are properly functioning

Custom

11: Heating System

Information

General : Equipment Energy Source

Electric

General : Heating System Type

Heat Pump (Assumed)

General : BTU Input Per Gas Furnace

N/A (heat pump)

General : System Brand

AMERICAN STANDARD

General : Vents/Flues/Chimneys

None

General : Distribution Methods

Ductwork

General : Number Of Systems

One

General : Air Filter Location

Return Air Grill

General : Other Components

Furnace Overflow Pan with Drain and/or Float Switch

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

7

Deficiencies

DEFICIENCY 11.1

Heating: Furnace / Air Handler

Clean Microbial Growth



Repair, Safety Issue: Evidence of possible microbial growth and mildew was noted at the furnace at the location pictured, which should be cleaned as needed by an HVAC service company. All ductwork and other components should be checked for further growth and cleaned as needed.

DEFICIENCY 11.2

Heating: Furnace / Air Handler

Water Staining in Overflow Pan



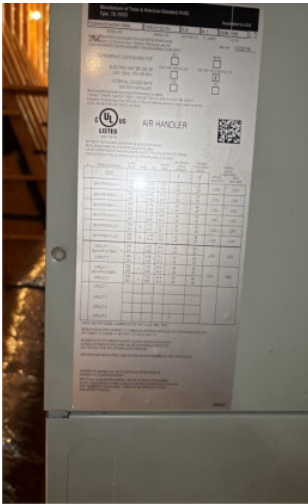
Monitor, Possible Repair: Water staining in the overflow pan was noted. Recommend continuing to monitor for any water buildup in the overflow pan. It is recommended to have all HVAC components evaluated once a year for routine maintenance and cleaning.

Custom

CUSTOM 11.3

Heating: Furnace / Air Handler

Data Tag (Furnace/Heat Pump)



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

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

12: Insulation / Ventilation

Information

General : Exterior Wall Insulation

Not Visible (R11/R13 assumed)

General : Basement Insulation

N/A

General : Crawlspace Insulation

R13 Fiberglass in Crawlspace Floor

General : Crawlspace Ventilation

Exterior Wall Vents

General : Vapor Retarders

None Visible

General : Exhaust Fan/Vent Locations

Bathroom(s), Laundry/Dryer

Deficiencies

DEFICIENCY 12.1

Insulation / Ventilation: Crawlspace

Improve Ventilation In Crawlspace

Repair: Ventilation of the crawl space appears to be insufficient. Proper ventilation will help control humidity and reduce the potential for rotting of wood components, termite infestations, and toxic mildew growth. Ventilation can be improved by adding vents to the building exterior. All existing vents should be opened and cleared. If this does not prove sufficient, consult a foundation specialist.

DEFICIENCY 12.2

Insulation / Ventilation: Crawlspace

Add Moisture Barrier



Repair: A moisture barrier should be installed on the crawl space floor to limit humidity build-up in the area, which can promote termite infestations and mildew growth.

DEFICIENCY 12.3

Insulation / Ventilation: Crawlspace

Displaced Insulation In Crawlspace



Repair: Insulation was missing or displaced. Adding proper Insulation will increase the efficiency of the home. Have a contractor or qualified handy person reposition and replace insulation where necessary.

Deficiencies

DEFICIENCY 12.4

Insulation / Ventilation: Fans

Vent Bath Fan To Exterior



Improve: Bath fans discharging into the attic as noted should instead be vented to the building exterior to limit humidity build-up in the attic.

DEFICIENCY 12.5

Insulation / Ventilation: Fans

Ceiling Fan Inoperative



Repair: The ceiling fan did not operate when tested using normal controls. Consult the seller for additional information, or consult an electrician for replacement of the unit.

13: Appliances / Fireplaces

Information

General : Appliances Tested

Electric Range / Oven, Gas Cooktop, Dishwasher, Refrigerator

General : Laundry Facility

Hot and Cold Water Supply for Washer

General : Fireplaces

Gas Logs

General : Other Components

Door Bell, Cooktop Vent Hood (Vents Back into Kitchen)

Deficiencies

DEFICIENCY 13.1

Fireplaces

Fireplace Cleaning (With Gas Logs)



Repair, Safety Issue: The fireplace chimney could use cleaning due to the presence of built-up soot in the chimney from the gas logs. All flues and gas connections should be checked on an annual basis for proper safety.

Deficiencies

DEFICIENCY 13.2

Appliances: Other Equipment

Doorbell Inoperative



Improve: The door bell at the location pictured did not activate when tested and may need repair or replacement.

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

14: Termite, Rodent, Insect and Pest Activity

Information

General : Wood Destroying Organism (WDO) Activity

None noted

Limitations

LIMITATION 14.1

General

Crawlspace Access Limited

Monitor: Crawlspace access was limited at the time of inspection due to insufficient access, plumbing/ductwork, stored items, or debris. Proper access to the entire crawlspace is important for monitoring for structural issues, water leaks, and termite or pest activity. Ensure proper access to the crawlspace and inspect the area thoroughly.

Deficiencies

DEFICIENCY 14.2

Conducive Conditions

Wood Debris In Crawlspace



Repair: All wood debris and/or trash should be removed from the crawlspace. Organic debris in the crawlspace increases risk of termite infestations.

15: Post Inspection Checklist

Information

Appliances : Ovens And Ranges

Turned Off

Appliances : Dishwasher

Turned Off, Drained

Appliances : Refrigerators And Freezers

Closed

Appliances : Microwave Oven

None

Appliances : Garbage Disposal

None

Appliances : Clothes Washer

None

Appliances : Clothes Dryer

None

Fireplaces : Wood Burning Fireplace

None

Fireplaces : Gas Fireplaces

Not Tested

Thermostat (Heating/Cooling Systems) : Thermostat Settings

Changed to Pre-Inspection Settings

GFCIs and AFCIs : Utility Rooms, Laundry Rooms, Basement/Crawlspace

Receptacles Functioning

GFCIs and AFCIs : Kitchens And Bars

Receptacles Functioning

GFCIs and AFCIs : Garage And Exterior

Receptacles Functioning

GFCIs and AFCIs : Bathrooms

Receptacles Functioning



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