



UP AND UP HOME INSPECTIONS

256-601-6030

[upanduphomeinspections@gmail.com](mailto:upanduphomeinspections@gmail.com)

<https://upanduphomeinspections.com/>



## RESIDENTIAL REPORT

1234 Main St.  
Madison, AL 35756

Buyer Name  
09/01/2019 9:00AM



Inspector  
Chris Bowman

*Chris Bowman*

AL Lic # HI-4222  
256-601-6030

[bowman1026@gmail.com](mailto:bowman1026@gmail.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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## Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: EXTERIOR	7
3: ROOF	8
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	12
5: GARAGE DOOR	13
6: ATTIC, INSULATION & VENTILATION	14
7: DOORS, WINDOWS & INTERIOR	15
8: BUILT-IN APPLIANCES	17
9: PLUMBING	19
10: ELECTRICAL	23
11: HEATING/COOLING	26

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# SUMMARY

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ITEMS INSPECTED



OBSERVATIONS



MODERATE CONCERNS

IMMEDIATE CONCERNS

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4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation In Being Compromised By Water Intrusion



7.1.1 Doors, Windows & Interior - Doors: Door Stops Missing In Some Areas



7.1.2 Doors, Windows & Interior - Doors: Door Damaged By Door Stop



7.5.1 Doors, Windows & Interior - Ceilings: Stain/Repairs on Ceiling (Inactive Moisture)



8.5.1 Built-in Appliances - Garbage Disposal: Electrical Wires Needs Proper Connection



9.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Some Moisture Around Master Bathroom Commode



9.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater 8+ Years Old (2003)



10.5.1 Electrical - GFCI Protection: GFCI Breaker Not Testing Properly



11.2.1 Heating/Cooling - Heat/Cool Unit: Filter Dirty



11.4.1 Heating/Cooling - Distribution Systems: Duct Leaking



11.6.1 Heating/Cooling - Vents & Flues (Gas Units): Flue Was Loose At The Unit

# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client, Inspector

### Weather Conditions

Partly Cloudy

### Style

Single Level

### Overview

Thank You for choosing **Up and Up Home Inspections** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision.

This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

**Up and Up Home Inspections** endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice and the laws of Alabama.

This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives.

This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice". Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trade Professionals.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

**Chris Bowman**

Certified & Licensed Professional

205-462-7564

UpandUpHomeInspections@gmail.com

## Report Categories

The Report contains categorizations of **Immediate Concerns** (red), **Moderate Concerns** (orange), and **Observations** (blue). The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

The **Red Category** (Immediate Concerns) is for a specific issue with a system or component that may have an adverse impact on the value of the property, or that poses an unreasonable risk to people or property.

The **Orange Category** (Moderate Concerns) is for items that are not functional or will lead to further defects if not addressed. These concerns typically require further evaluation or may be more complicated to remedy.

The **Blue Category** (Observations) is mostly observations of routine maintenance that is due now and that new owners should do periodically. It may also point to noticed items that were observed but may need no immediate action. This categorization is not intended to determine which items need to be addressed as part of negotiations, even though any items of concern should be addressed as you deem necessary.

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home.

**Inspected** (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Limitations** (LI) = This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

**Not Present** (NP) = The item, component or system is not in this home or building.

**Not Accessible** (NA) = There were issues about being able to access the item being inspected. Further information may be provided

## Occupancy

Furnished

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

## Type of Building

Single Family



## Detached Structures Not Inspected

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition.



## Limitations

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General

### ITEMS NOT INSPECTED

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

## 2: EXTERIOR

		IN	LI	NP	NA
2.1	Siding, Flashing & Trim	X			
2.2	Exterior Doors	X			
2.3	Windows / Exterior Trim	X			
2.4	Crawl Space Venting			X	
2.5	Decks, Balconies, Porches & Steps	X			
2.6	Walkways, Patios & Driveways	X			
2.7	Eaves, Soffits & Fascia	X			
2.8	Vegetation, Grading, Drainage & Retaining Walls	X			

IN = Inspected    LI = Limitations    NP = Not Present    NA = Not Accessible

### Information

**Siding, Flashing & Trim: Siding Material**

Panels

**Decks, Balconies, Porches & Steps: Appurtenance**

Porch - Rear, Porch - Front

**Decks, Balconies, Porches & Steps: Material**

Concrete

**Walkways, Patios & Driveways: Driveway Material**

Concrete

**Walkways, Patios & Driveways: Cracks are noted in Driveway/Walkways/Pads but appear normal for this age house.**

Sealing cracks would deter water penetration.

**Vegetation, Grading, Drainage & Retaining Walls: Directing Water Away From Foundation Should Be A Continuous Priority**



# 3: ROOF

		IN	LI	NP	NA
3.1	Coverings	X			
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			
3.5	Roof Structure	X			

IN = Inspected    LI = Limitations    NP = Not Present    NA = Not Accessible

## Information

### Inspection Method

Ground, GO PRO

### Roof Type/Style

Gable

### Coverings: Material

Asphalt

### Roof Drainage Systems: Gutter Material

Aluminum

### Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations

Vents



### Roof Inspection Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Pics



### Coverings: Asphalt Shingles

Granular coverage was very good and consistent throughout the roof. The roof covering appears to be in very good condition. Any isolated observations will be addressed later in this section.

Almost all shingles have some degree of Granular Loss. Granular Loss is not considered by insurance companies or manufacturer's to be a defective condition, but a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water but does allow underlying shingle to degrade faster.

#### LIFESPAN FACTORS

The following factors affect the lifespan of an asphalt composition shingle roof:

- roofing material quality;
  - quality of maintenance; - proper installation;
  - number of layers;
  - structure orientation: South-facing roofs will have shorter lifespans;
  - degree of roof slope: Flatter roofs will have shorter lifespans;
  - climate and exposure: (wind, hail, snow & rain); Harsh climates shorten roof lifespans;
  - homesite location: Coastal climates promote corrosion of all metal exposed to weather;
  - temperature swings: climates with large daily temperature differentials will shorten roof lifespans;
  - elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan;
  - roof color: Darker roofs absorb more heat which may shorten roofing material lifespan;
  - roof structure ventilation: Poor ventilation shortens roof lifespans;
  - physical abrasion: Avoid walking on the roof as much as possible, especially on very hot or very cold days when shingles may be especially soft or brittle; and
  - freeze/thaw cycles: Areas of the roof where snow collects or ice dams accumulate are subject to more rapid deterioration by moisture held against the shingles.
  - Batch issues. Batches are groups of shingles made during the same production run from the same batch of asphalt. Batch problems are problems caused by installing shingles from different batches on the same roof. Shingles from different batches can weather at different rates. Over time, fairly small differences in shingle thickness or in the composition of the asphalt mix can affect the rate at which shingles deteriorate. The distinguishing characteristic indicating batch problems in strip shingles is the pattern of deterioration.
- Please note the inspector does not take responsibility for determining the roof's age, we do not issue a 'pass or fail' grade on a roof, nor do we determine if a roofing contractor determines its necessity or replacement. We report only its visible physical condition at the time of inspection if there are any deficiencies. Any concerns over the age of the roof and its longevity should be directed to a state licensed roofing contractor.



### Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys). Chimney flashings are covered in next section

**Roof Structure: Pics**



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	LI	NP	NA
4.1	Foundation	X			
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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## Information

**Inspection Method**  
Attic Access, Visual

**Foundation: Material**  
Concrete

**Basements & Crawlspace:**  
**Access Door Location**  
NA

**Floor Structure: Material**  
Concrete

**Floor Structure:**  
**Basement/Crawlspace Floor**  
No Basement or Crawlspace

**Wall Structure: Material**  
Wood Framing

**Ceiling Structure: Material**  
Wood

## Observations

4.1.1 Foundation



### FOUNDATION IN BEING COMPROMISED BY WATER INTRUSION

Taking steps to keep any further soil erosion is recommended.

Recommendation

Contact a qualified handyman.



## 5: GARAGE DOOR

		IN	LI	NP	NA
5.1	General	X			
5.2	Garage Door	X			
5.3	Garage Door Opener	X			
5.4	Garage Door Casing	X			

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### Information

#### Garage Door: Material

Metal

#### Garage Door: Type

Up-and-Over

### Limitations

Garage Door Opener

**REMOTE WAS NOT AVAILABLE TO TEST**

# 6: ATTIC, INSULATION & VENTILATION

		IN	LI	NP	NA
6.1	Attic /Floor Insulation	X			
6.2	Vapor Retarders (Crawlspace or Basement)			X	
6.3	Ventilation	X			
6.4	Exhaust Systems	X			

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## Information

**Dryer Power Source**

220 Electric

**Attic /Floor Insulation: Flooring Insulation**

None

**Attic /Floor Insulation: Insulation Depth In Attic**

8 - 12

**Ventilation: Dryer Vent**

Metal

**Exhaust Systems: Exhaust Fans**

Fans In Bathrooms

**Attic /Floor Insulation: Insulation Type In Attic**

Loose-fill



**Ventilation: Attic Ventilation Type**

Gable Vents, Static Vents

Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.

## 7: DOORS, WINDOWS & INTERIOR

		IN	LI	NP	NA
7.1	Doors	X			
7.2	Windows	X			
7.3	Floors	X			
7.4	Walls	X			
7.5	Ceilings	X			
7.6	Steps, Stairways & Railings			X	
7.7	Countertops & Cabinets	X			

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### Observations

7.1.1 Doors

#### DOOR STOPS MISSING IN SOME AREAS



Recommend Adding.

Recommendation

Contact a handyman or DIY project

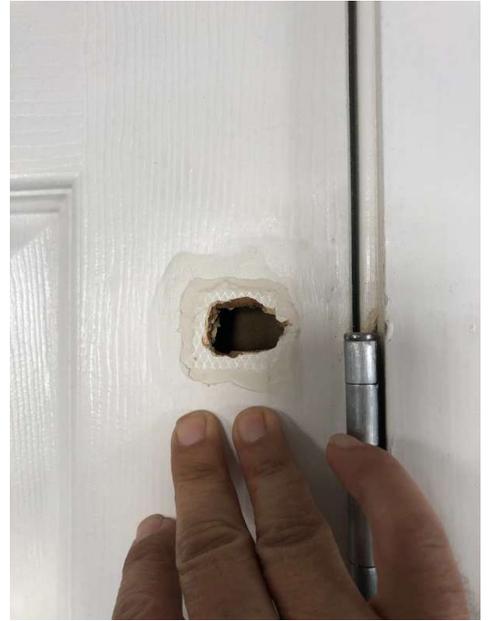


7.1.2 Doors

#### DOOR DAMAGED BY DOOR STOP



Recommend covering area.



7.5.1 Ceilings

**STAIN/REPAIRS ON CEILING (INACTIVE MOISTURE)**

 Observations

There is an inactive stain on ceiling in kitchen. Monitor. If active moisture is noted, the source of staining should be determined and repaired.

Recommendation

Recommend monitoring.



## 8: BUILT-IN APPLIANCES

		IN	LI	NP	NA
8.1	Dishwasher	X			
8.2	Refrigerator	X			
8.3	Range/Oven/Cooktop	X			
8.4	Built-in Microwave	X			
8.5	Garbage Disposal	X			

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### Information

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Built In Microwave with re-circulate vent

**Appliance Inspections Not Part of SOP**

Even though I inspected the Appliances, they are not part of the list of inspection items in the State Of Alabama Standards of Practice. Any comments or offerings are a courtesy but should not be a warranty or guarantee. I work to inspect all kitchen appliances that are operational. If they are not it will be noted in the report. If an appliance is indicated to be inspected, it is referring to its response to on/off controls only at the time of the inspection. For future protection, some consider a home warranty that you can discuss with your realtor.

The clothes washer and dryer are not considered to be permanently installed. As such, they were not function tested. The presence of appropriate electric, plumbing and vent connections was inspected.

### Limitations

Range/Oven/Cooktop

**RANGE TIP OVER (ANTI-TIP) INFORMATION**

Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.

This inspection is not stated by the State Of Alabama as part of a home inspection. Proactive efforts are recommended.

### Observations

8.5.1 Garbage Disposal

**ELECTRICAL WIRES NEEDS PROPER CONNECTION**

⊖ Moderate Concerns

Wires that are not properly connected can be a safety issue especially in areas that water use in nearby. Recommend a qualified professional connect properly.

Recommendation

Contact a qualified professional.



# 9: PLUMBING

		IN	LI	NP	NA
9.1	Main Water Shut-off Device	X			
9.2	Drain, Waste, & Vent Systems	X			
9.3	Water Supply, Distribution Systems & Fixtures	X			
9.4	Hot Water Systems, Controls, Flues & Vents	X			
9.5	Fuel Storage & Distribution Systems	X			

IN = Inspected    LI = Limitations    NP = Not Present    NA = Not Accessible

## Information

### Drain, Waste, & Vent Systems:

#### Drain/Waste/Vent Materials

PVC

Some pipes are not visible and may not be listed.

### Water Supply, Distribution

#### Systems & Fixtures: Water

#### Supply Materials

PEX

Some pipes are not visible and may not be listed.

### Hot Water Systems, Controls,

#### Flues & Vents: Manufacture

#### Date

2003



### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

40 gallons

### Hot Water Systems, Controls,

#### Flues & Vents: Power

#### Source/Type

Gas

### Hot Water Systems, Controls,

#### Flues & Vents: Location

Attic

## Fuel Storage & Distribution Systems: Main Gas Shut-off

### Location

Gas Meter



## Water Source

Public

Normal water pressure should register between 40 and 80 psi (pounds per square inch). Water pressure as high as 100 psi is not uncommon.

High water pressure stresses your plumbing system and makes the probability of broken pipes much higher. The water pressure in your plumbing lines dramatically affects the life of your plumbing.

A qualified plumber can assist you in dealing with both low or high water pressure.



## Main Water Shut-off Device: Location

Main Meter In Front Near Street, Attic



## Water Supply, Distribution Systems & Fixtures: Washer Nozzles/Drain Pipe Appeared Functional

Water input nozzles and drain pipe appeared functional at time of inspection. This does not guarantee future use as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. Always monitor both items for both leaks and proper draining when using a washer.

## Hot Water Systems, Controls, Flues & Vents: Water Heater Tested

Water heater was tested during inspection and found to be functional. Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings.

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



## Limitations

## General

**SOME PLUMBING ITEMS ARE NOT PART OF THE SOP**

Clothes Washing Machine connections, wells, well pumps, water storage equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposal systems as well as safety valves or shut-off valves are not required to be tested as part of the SOP.

## Water Supply, Distribution Systems &amp; Fixtures

**DISTRIBUTION PIPES NOT VISIBLE**

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

**Observations**

## 9.3.1 Water Supply, Distribution Systems &amp; Fixtures



Observations

**SOME MOISTURE AROUND MASTER BATHROOM COMMODE**

Monitor. If moisture continues or becomes worse, changing the wax ring may be needed.



## 9.4.1 Hot Water Systems, Controls, Flues &amp; Vents



Observations

**WATER HEATER 8+ YEARS OLD (2003)**

The Hot Water Heater was 8+ years old. The average estimated life expectancy of a gas hot water heater is from 8-12 years and an electric water heater should last anywhere from 10-15 years. Due to the age of the Heater,, they could be more prone to breakdown and should be budgeted for replacement in the future. At the time of the inspection the system(s) were performing satisfactorily. Monitor.

# 10: ELECTRICAL

		IN	LI	NP	NA
10.1	Service Entrance Conductors	X			
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
10.3	Branch Wiring Circuits, Breakers & Fuses	X			
10.4	Lighting Fixtures, Switches & Receptacles	X			
10.5	GFCI Protection	X			
10.6	Smoke Detectors	X			

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## Information

**Service Entrance Conductors:**

**Location**

Right End

**Service Entrance Conductors:**

**Electrical Service Conductors**

Below Ground, 220 Volts

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

Right End Of House



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**

Square D

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Locations**

Not Present

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**

Copper

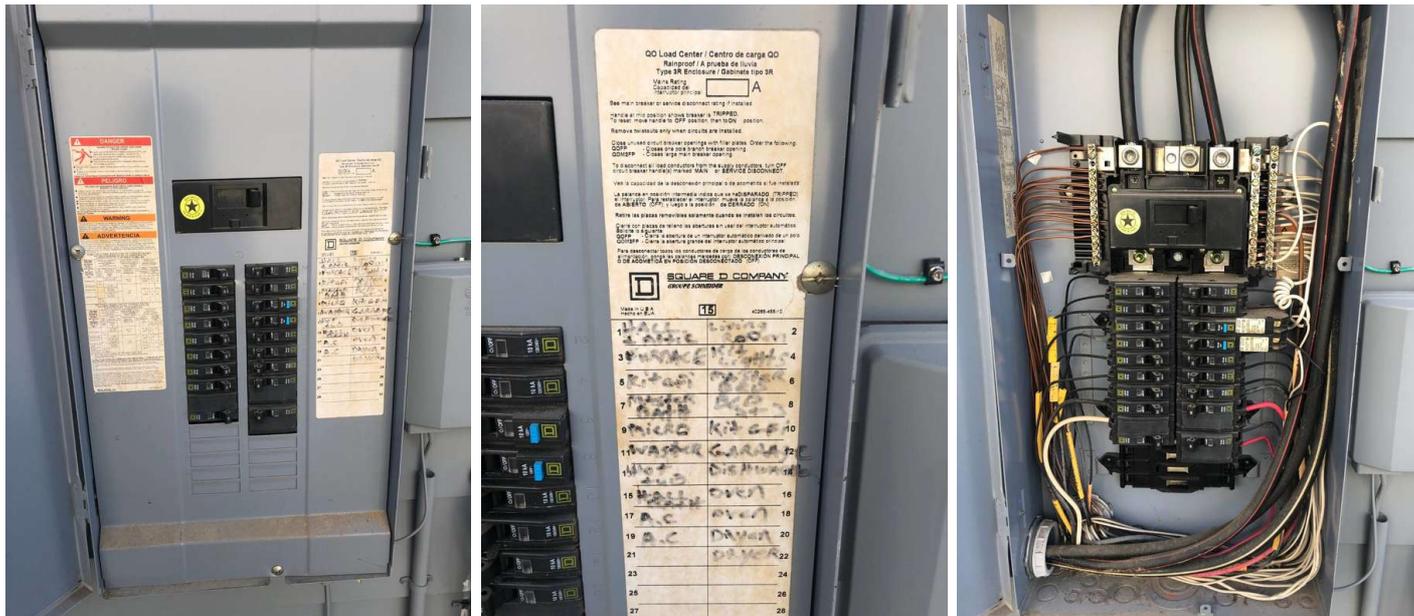
**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**

Romex

Not all wiring was visible.

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity (Amp Rating)

200 AMP



### Lighting Fixtures, Switches & Receptacles: Outlets OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

### Lighting Fixtures, Switches & Receptacles: Light/Switch Disclaimer

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

### Smoke Detectors: Smoke Detector SOP Requirements

Under Internachi and State Of Alabama SOPs, Smoke Detectors are not required to be tested. We inspected for the presence of smoke alarms but not their functionality and locations. Inspectors are not code inspectors, so number and locations of Smoke Detectors is not inspected. The alarm system is often connected to the security system and can trigger an emergency call to the fire dept.

The National Fire Protection Association (NFPA), recommends one Smoke Alarm on every floor, in every sleeping area, and in every bedroom.

IMPORTANT! Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area.

## Observations

#### 10.5.1 GFCI Protection

### GFCI BREAKER NOT TESTING PROPERLY

- Moderate Concerns

One of the GFCI Breakers did not respond during test. Recommend replacing by qualified professional.

Recommendation

Contact a qualified professional.



# 11: HEATING/COOLING

		IN	LI	NP	NA
11.1	General	X			
11.2	Heat/Cool Unit	X			
11.3	Normal Operating Controls	X			
11.4	Distribution Systems	X			
11.5	Presence of Installed Source in Each Room	X			
11.6	Vents & Flues (Gas Units)	X			
11.7	Fireplace	X			

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## Information

**Heat/Cool Unit: Types**  
Split Forced Air System

**Heat/Cool Unit: Units**  
Trane

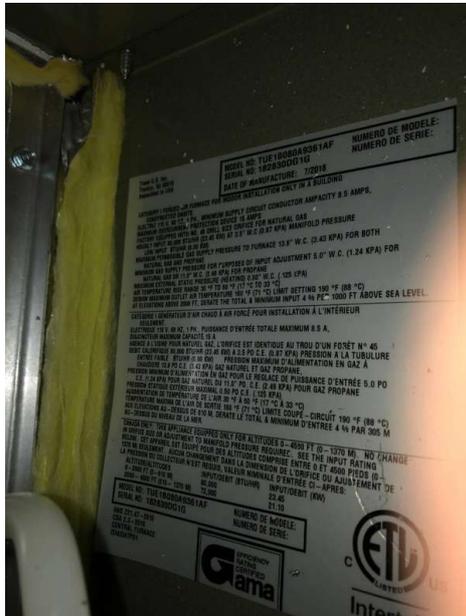
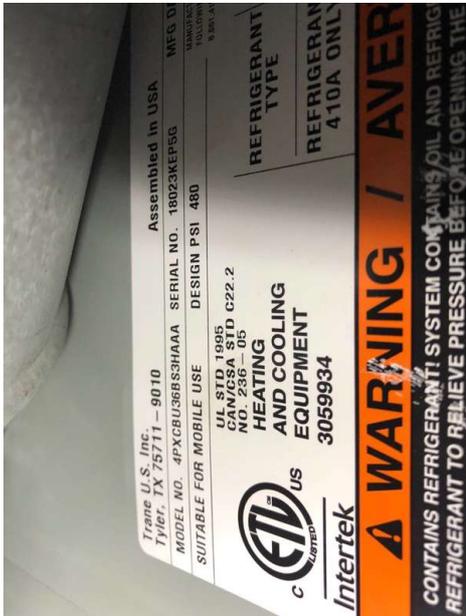
**Normal Operating Controls:**  
**Location**  
Hallway

**Fireplace : Chimney Characteristics**  
No Chimney

**Fireplace : Heat Types**  
Gas/Lp Fireplace

### Heat/Cool Unit: Energy Sources

Electric, Gas



### Heat/Cool Unit: Unit Manufacture Date

2018

Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only last 15 to 25 years. Furnaces on average last **15-20 years**, heat pumps 16 years, and air conditioning units **10-15 years**.

Many homeowners decide to replace it after **about 10-15 years** for a new, more efficient model. In the long-run, replacing the system every **15-20 years** (most systems' average life expectancy) is more economical in terms of maintenance fees and energy bills.

### Fireplace : Non-Vented Fireplace

Carbon Monoxide detection protection is recommended in any rooms in which combustion occurs. Unless Otherwise stated, a carbon monoxide detector was not installed in the room with the fireplace.



## Observations

11.2.1 Heat/Cool Unit



### **FILTER DIRTY**

The filter is dirty and needs to be replaced. Recommend change every 6 months.

Recommendation

Contact a handyman or DIY project



11.4.1 Distribution Systems



### **DUCT LEAKING**

Air supply duct was slightly leaking air. Recommend a qualified HVAC technician repair.

Recommendation

Contact a qualified HVAC professional.



## 11.6.1 Vents &amp; Flues (Gas Units)



## Immediate Concerns

**FLUE WAS LOOSE AT THE UNIT**

Exhaust flue was not properly connected. This is a safety issue.

Fumes should be removed from the attic properly. Recommend a qualified HVAC contractor evaluate and repair.

## Recommendation

Contact a qualified HVAC professional.

