



POTTS HOME INSPECTIONS, LLC

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<https://www.pottshomeinspections.com/>



POTTS RESIDENTIAL REPORT

1234 Main St.
Chattanooga TN 37421

Buyer Name

07/01/2018 9:00AM



Inspector

Jared Potts

InterNACHI Certified Inspector

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jaredphilippotts@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Potts Home Inspections, LLC

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1: INSPECTION DETAILS

Information

In Attendance

Client, Inspector

Occupancy

Vacant, Utilities On

Style

Tudor Style

Temperature at the Time of Inspection

85 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Humid

Precipitation in the Last 48 hrs?

Yes

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Combination, Gable, Hip

Roof Drainage Systems: Gutter Material

Aluminum



Chimneys & Other Roof

Penetrations: Chimney Flashing

Condition

Good

Chimneys & Other Roof Penetrations: Plumbing Vent



Condition

Plenty of life left

Roofing conditions are not to be taken without exception and can only be estimated without written documentation of previous roof replacement. Significant weather or unknown manufacturing conditions can cause uncharacteristic wear and tear which can reduce the lifespan of a roof beyond its expected lifespan.

"Guesstimate" Age

12 Years Old

All *guesstimates* of roofing ages are approximate and should not be taken literally as exact age life expectancy.

Roofing Disclaimer

:

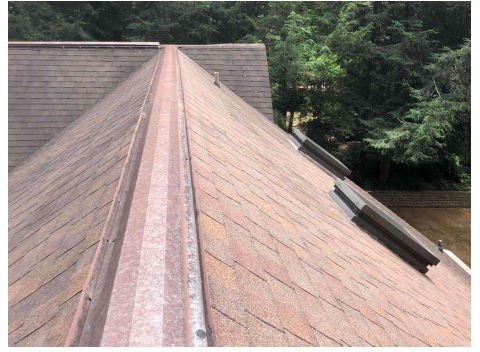
We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Coverings: Material

Asphalt



Flashings: Material

Galvanized, Aluminum



Chimneys & Other Roof Penetrations: Fireplace Chimney



Observations

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to help facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



Maintenance Item, FYI, or Minor Defect

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

GUTTER DAMAGED

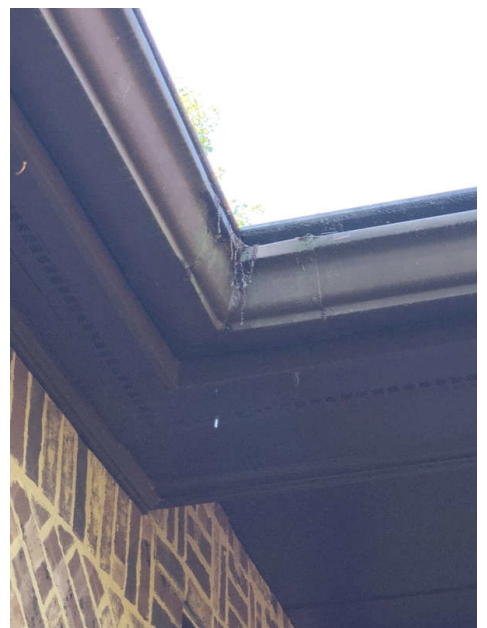


Recommendation

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Leaking Corner Gutters (Multiple)

2.2.4 Roof Drainage Systems

 Recommendation

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.



Moss Growing In Leak



Back Door



Back Left

2.4.1 Chimneys & Other Roof Penetrations

 Recommendation

PLUMBING VENT BOOT

Plumbing boot shows signs of wear and age. Recommend that you monitor and be advised from roofing contractor on best way to waterproof and fix.

Recommendation

Contact a qualified professional.



Back

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways & Driveways	X			X
3.4	Decks, Balconies, & Porches	X			X
3.5	Steps	X			X
3.6	Eaves, Soffits & Fascia	X			
3.7	Grading & Drainage	X			X
3.8	Vegetation	X			X
3.9	Gas Shut Off	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick

Siding, Flashing & Trim: Siding Style

Brick

Exterior Doors: Exterior Entry Door

Wood

Exterior Doors: Condition

Appear Serviceable

Walkways & Driveways: Driveway Material

Cobblestone



Walkways & Driveways: Walkway Material

Cobblestone

Walkways & Driveways: Walkway Condition

Common Cracks, Appears Serviceable

Decks, Balconies, & Porches:

Appendages

Front Porch



Decks, Balconies, & Porches:

Material

Tile

Steps: Material

Brick

Steps: Railing

Stable, Appear Serviceable

Eaves, Soffits & Fascia:

Condition

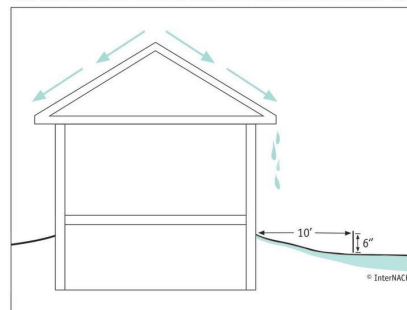
Appear Serviceable

Grading & Drainage: Slope

Negative Grade, Positive Grade

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



Minimum Grade Slope

Walkways & Driveways: Driveway Condition

Appears Serviceable, Common Cracks

**Gas Shut Off: Gas Shut Off Location**

Exterior, Rear

Natural gas service is present at the house. Before spending the first night, ensure that proper carbon monoxide detectors are present in all sleeping areas and as directed otherwise by the local fire authority.

**Observations**

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Maintenance Item, FYI, or Minor Defect

Siding showed minor cracking in one or more places. Minor cracks / holes (14 or less) were present in siding. These should be sealed to prevent water infiltration. This is a result of soil changes, differential settlement and temperature changes, and are typical in homes of this age. Recommend periodic monitoring and evaluation.

Recommendation

Recommended DIY Project



Back Door

3.1.2 Siding, Flashing & Trim

CRACKING - MODERATE

 Recommendation

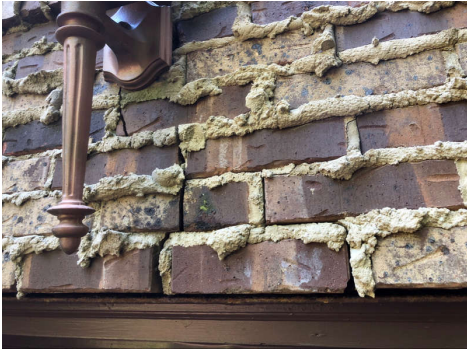
Moderate to major cracking was observed at one or more points on the exterior. Moderate cracks (14" to 34") were present in exterior siding. These may be a structural concern and deem further inspection.

Recommend an evaluation by a qualified geotechnical and/or structural engineer to evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure.

Recommendation

Contact a qualified structural engineer.





3.1.3 Siding, Flashing & Trim



Recommendation

CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior. Measured at 3/4 or more Major cracks/holes (more than 1/4 wide) present in the siding. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil.

Recommend an evaluation by a qualified geotechnical and/or structural engineer to evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure.

Recommendation

Contact a qualified structural engineer.



3.1.4 Siding, Flashing & Trim



Recommendation

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a qualified professional.



3.1.5 Siding, Flashing & Trim



Recommendation

UNDERSIZED LINTEL

Lintels above some of the front windows are undersized and have bowed. *Recommend contacting Masonry Contractor to evaluate and repair.*

Recommendation

Contact a qualified masonry professional.



3.3.1 Walkways & Driveways

Recommendation

WALKWAY - TRIP HAZARD

Trip hazard was noted in the walkway. Rear brick walkway shows signs of settling with soil movement. Recommend contractor to level and grade properly so water dispersed away from the house.

Recommendation

Contact a qualified professional.



3.3.2 Walkways & Driveways

Recommendation

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Cracks of this type are typical of the area and can be a minor trip hazard. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, & Porches

DECK/PORCH NO RAILING

FRONT PORCH



Measure the height of the elevated floor level. All decks and porches, including those with insect screening, landings, balconies, mezzanines, galleries, ramps, or raised floor surfaces located more than 30 inches (US), above the floor or ground should have guards. *Recommend contacting Handyman/Contractor to discuss options.*

Recommendation

Contact a qualified professional.



3.5.1 Steps

STAIRS - EXCESS WATER DAMAGE



Water damage was noted at the stairs. This may be due to incorrect gutter installation. *Recommend gutter contractor to evaluate and remedy.*

Recommendation

Contact a qualified gutter contractor



3.7.1 Grading & Drainage

NEGATIVE GRADING



Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Grade must fall a minimum of 6in within the first 10ft or to a swale when 10ft is not available.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.8.1 Vegetation

OVERHANGING TREES

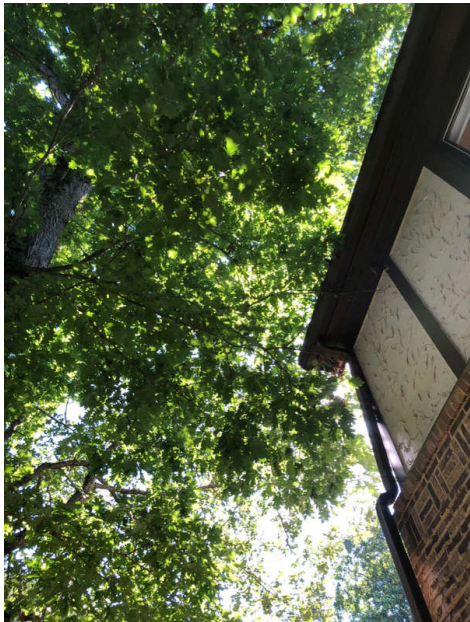


Recommendation

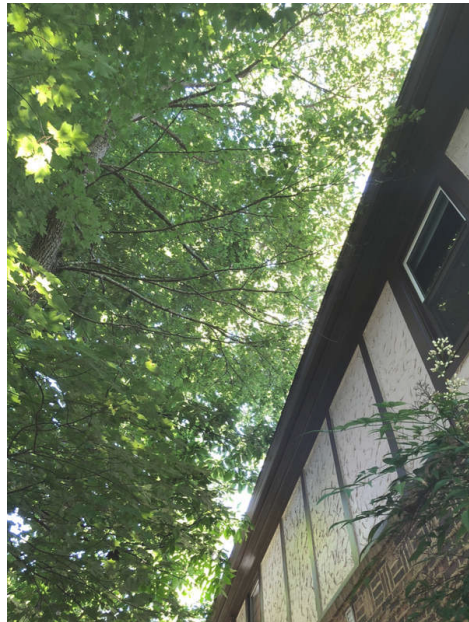
Multiple trees were noted overhanging the property. Recommend contacting a tree service or arborist to evaluate and remove potential hazards.

Recommendation

Contact a qualified tree service company.



Front Left



Left

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			X
4.2	Basements	X			
4.3	Crawlspace	X			X
4.4	Floor Structure	X			
4.5	Wall Structure	X			
4.6	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Crawlspace Access, Visual

Foundation: Material

Masonry Block

Basements : Basement

None

Crawlspace: Ventilation

Ventilated

Crawlspace: Vapor Barrier

Incomplete

Floor Structure: Material

Wood Beams

Floor Structure: Condition

Appears Serviceable

Floor Structure: Sub-floor

Inaccessible

Floor Structure: Basement/Crawlspace Floor

Dirt

Wall Structure: Material

Wood Framing, Brick

Ceiling Structure: Material

Insulation

Limitations

General

INACCESSIBLE AREAS

All / Some sections of the crawl space were not evaluated due to lack of access because under-floor insulation was obscuring / the hatch was stuck shut / the hatch was closed with permanent fasteners / the hatch was inaccessible / the crawl space vertical height was under 18 inches / ducts or pipes were blocking / stored items were blocking / live or dead vermin were present / there was apparent recent chemical treatment / standing water was found. The condition of these areas is unknown and they are excluded from this inspection. Recommend that conditions be corrected to allow a full evaluation of all crawl space areas.

Observations

4.1.1 Foundation

IMPROPER CONSTRUCTION PRACTICES

FOUNDATION / CRAWLSPACE



Recommendation

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Multiple places had revealed in-field support and repair jobs to the foundation. The mix of long-term replacements with short-term fixes can reveal a large issue and should be looked into by an expert in that field. Due to the overwhelming number of post construction supports - not all of the photos show all of the *new* footings/piers.

Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.

Recommendation

Contact a qualified structural engineer.



4.3.1 Crawlspace

VAPOR BARRIER - DAMAGED

CRAWLSPACE

Vapor Barrier is missing in sections or incomplete/unfinished. Vapor Barriers effectiveness is limited if they do not fully cover the area of a crawlspace. *Recommend contacting foundation/waterproofing specialist to protect entire space.*

Recommendation

Contact a qualified professional.



Recommendation

4.3.2 Crawlspace

 Recommendation

WET SOIL

CRAWLSPACE

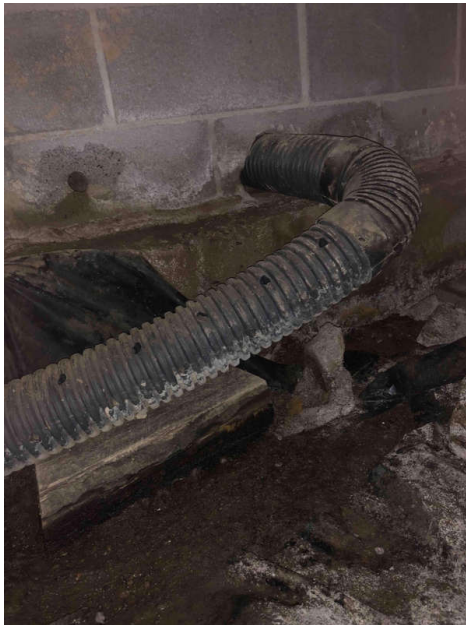
Soil in the crawlspace was damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls. *You should ask the seller for any information they can provide about this condition.*

Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.

Recommend taking action to identify the source of the moisture intrusion and correct the condition.

Recommendation

Contact a qualified professional.





4.3.3 Crawlspace

Recommendation

MOLD

CRAWLSPACE

Evidence of Mold and mold spores were noted during the inspection.

Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

Recommend Mold Mitigation company assess the extent of the issue and provide remedy on removing active spores.

Recommendation

Contact a qualified mold inspection professional.



5: HVAC

		IN	NI	NP	O
5.1	General	X			X
5.2	Normal Operating Controls	X			
5.3	Condensing Unit	X			X
5.4	Air Handler	X			
5.5	Duct Work	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Cooling source

Electric

General: Heat Source

Natural Gas

General: Distribution

Fiberglass Duct, Metal Pipe

General: A/C Type

Package unit

General: Heat Type

Heat Pump

General: Downstairs Living - Filter Size

Downstairs Den
20x20x1

General: Entryway - Filter Size

Entryway
20x20x1

Normal Operating Controls: Thermostat

Appears Serviceable, Hallway

Normal Operating Controls: Brand

Honeywell

Condensing Unit: Estimated Age
Condensing Unit

2007 Year(s)

Condensing Unit: Estimated Age
Package Unit

2005 Year(s)

Condensing Unit: Package Model #

R4GA-030K072C

Condensing Unit: Package Serial #

R4F050701938

Condensing Unit: Condenser Model #

JS5BD-036KA

Condensing Unit: Condenser Serial #

JSA070803914

Condensing Unit: Manufacturer

Nordyne

Air Handler: Estimate Age
Air Handler

11 Year(s)

Air Handler: Air Handler Serial #

C5D 0712 00922

Air Handler: Filter Location

Hallway

Air Handler: Manufacturer

Nordyne

Air Handler: Pictures of unit



Duct Work: Condition

Needs Updating

General: Temperature Differential

Main Floor

8 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

General: Temperature Differential

Upstairs Bedrooms

16 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

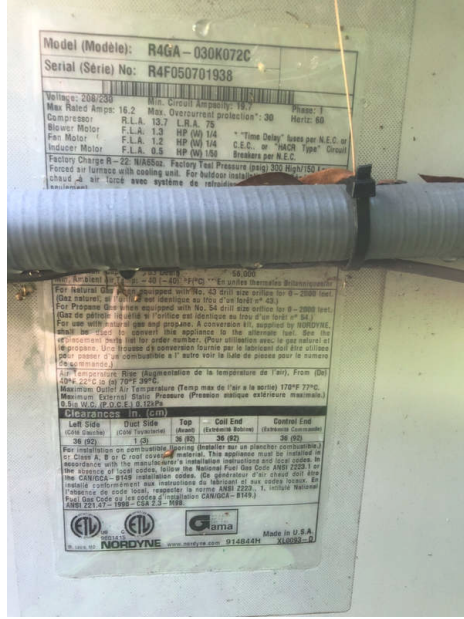
General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

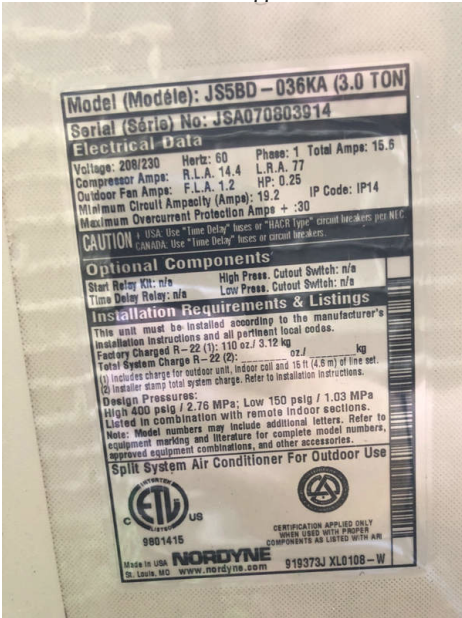
Condensing Unit: Pictures of Unit



Package

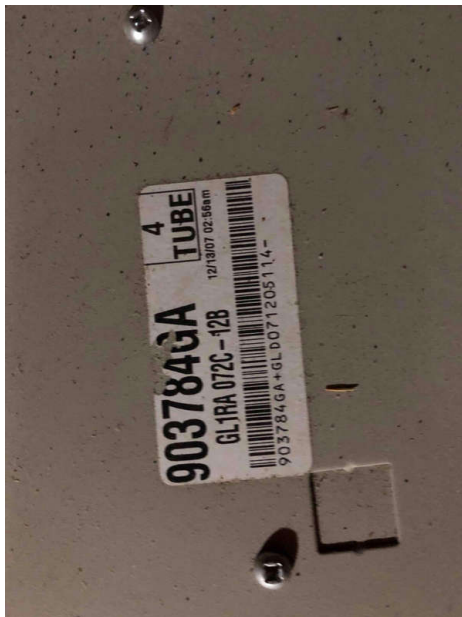
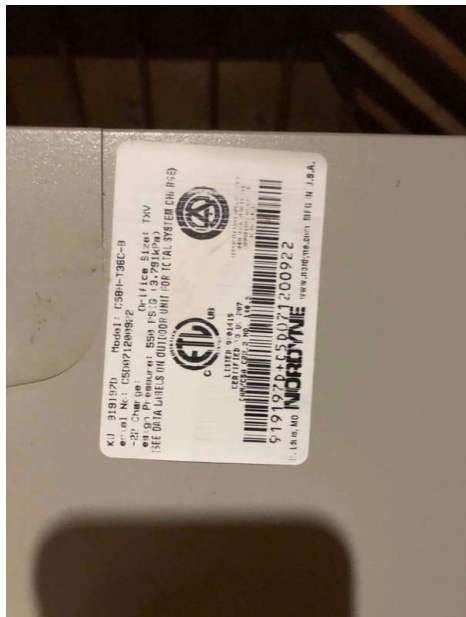


Package



Air Handler: Air Handler Model #

C5BH-T36C-B



Observations

5.1.1 General

Recommendation

NOT COOL ENOUGH

Inadequate temperature differential. Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an oversized fan, or a deficient return air system.

As the house has two separate systems; a package unit and a split system. An evaluation should be done to see which of these systems wasn't operating optimately. **One unit tested an acceptable temperature differential, the other did not.**

A qualified heating and cooling contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.



5.3.1 Condensing Unit

 Recommendation

VEGETATION CLOSE

Vegetation such as trees, shrubs and/or vines are too close to the outdoor condensing unit. Standard building practices require that there be at least 12 inches of clearance on all sides and at least four to six feet above. Inadequate clearances around the condensing unit can result in reduced efficiency, increased energy costs and/or damage to equipment. Vegetation should be pruned and/or removed as necessary to maintain these clearances.

Recommendation

Contact a qualified landscaping contractor



5.5.1 Duct Work

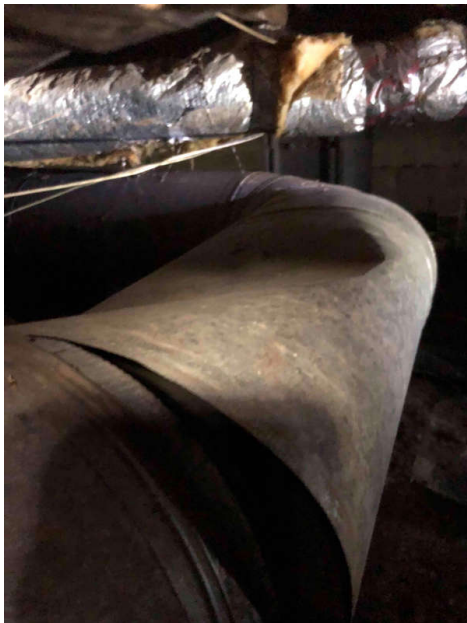
 Recommendation

BROKEN/DISCONNECTED

One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.

Recommendation

Contact a qualified HVAC professional.



5.5.2 Duct Work

 Recommendation

INSULATION DETERIORATED

Insulation on one or more heating/cooling ducts in unconditioned spaces is damaged and/or deteriorated. A qualified contractor should evaluate and replace insulation and/or ducts as necessary and as per standard building practices.

Recommendation

Contact a qualified HVAC professional.



6: PLUMBING

		IN	NI	NP	O
6.1	General	X			
6.2	Main Water Shut-off Device	X			
6.3	Hot Water Temperature	X			
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Drain, Waste, & Vent Systems	X			X
6.6	Water Supply, Distribution Systems & Fixtures	X			
6.7	Kitchen	X			
6.8	Bathroom	X			X
6.9	Master Bathroom	X			X
6.10	Exterior Faucet/s	X			
6.11	Island			X	
6.12	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Water Source

Public

General: Filters

Unknown

Main Water Shut-off Device:

Water Main - Location

Crawlspace

Hot Water Temperature: Hot Water Temperature

118 *F

Temperature at Kitchen Sink

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons



Hot Water Systems, Controls, Flues & Vents: Location

Laundry Area

Hot Water Systems, Controls, Flues & Vents: Manufacturing Date
10/25/2015

Hot Water Systems, Controls, Flues & Vents: Hot Water Shut Off Within Range
Yes

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Waste
Public
Check other template

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Kitchen: Sink Condition
Sink(s) appear serviceable

Kitchen: Faucet Condition
Serviceable

Kitchen: Kitchen Sink Plumbing
Appears Serviceable

Bathroom: Toilet/s Secured
Yes

Bathroom: Sink Condition
Sink(s) appear serviceable

Bathroom: Bathroom Sink Plumbing
Appears Serviceable

Bathroom: P-Trap

Bathroom: Vanity Faucet Condition
Serviceable

Bathroom: Shower/Bath Condition
Appears Serviceable

Master Bathroom: Shower/Bath Condition
Appears Serviceable

Hot Water Systems, Controls, Flues & Vents: Manufacturer
American Water Heater Co

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.](#)



Hot Water Systems, Controls, Flues & Vents: TPR (Pressure Relief Valve)
Yes

More information about TPR Valves and their importance can be found on our website at [Potts Home Inspections](#)

Observations

6.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

NO DRIP PAN

No drip pan was present. Where a leak from a water heater tank would cause damage, a pan is required. The pan should be galvanized steel, aluminum, or plastic. A plastic pan must not be installed under a gas-fired water heater tank. The pan must be drained by an indirect waste pipe and should terminate over an indirect waste receptor, or should extend to the exterior and terminate between 6 and 24 inches of the ground surface.

Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



6.4.2 Hot Water Systems, Controls, Flues & Vents



Recommendation

TPR VALVE - NO DRAINPIPE

LAUNDRY ROOM

TPR Valves are required to have a drainpipe of approved materials that can withstand high temperatures and must be no smaller than 3/4" with no bends reductions all the way to within 6" of the ground. For an article about TPR Valve requirements please read from my Home Inspection Articles Page - [TPR Valves](#)

Recommend a licensed plumber, qualified professional or handyman to add the correct drainpipe.

Recommendation

Contact a qualified plumbing contractor.



Incorrect TPR Valve

6.5.1 Drain, Waste, & Vent Systems



Recommendation

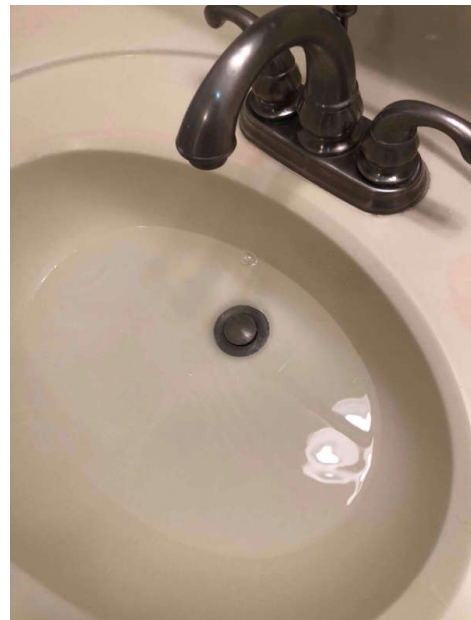
SINK - POOR DRAINAGE

UPSTAIRS HALLWAYS BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



6.8.1 Bathroom

SINK PLUG - NOT WORKING

DOWNSTAIRS BATHROOM

The automatic plug in the vanity is not working as it should. Recommend a DIY or contractor to update and remedy.

Recommendation

Contact a handyman or DIY project



Downstairs Bathroom

6.9.1 Master Bathroom

SHOWER DOOR CLEARANCE

The shower door clearance was not large enough, as the handle kids up against the drywall and is a potential to bust through the wall above light switches. *Recommend calling a licensed contractor to evaluate and remedy.*

Recommendation

Contact a qualified general contractor.





7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			X
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Service Entrance Conductors:
Drip Loop**

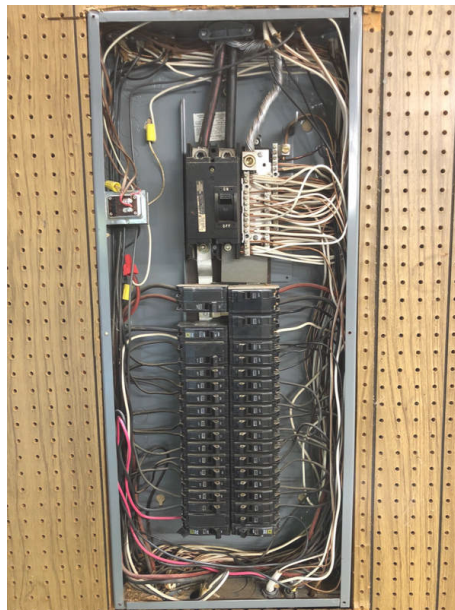
Present

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

Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding Electrical Conductor

Electric Meter Box
Present



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

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

Square D

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

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Test

Interior Outlets

Correct, Hot/Ground Reversed

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Insulated

Lighting Fixtures, Switches & Receptacles: Condition

Good

GFCI & AFCI: GFCI Reset Location

Kitchen Outlet,

Service Entrance Conductors: Electrical Service Conductors

Overhead, 220 Volts

**GFCI & AFCI: GFCI Protected**

Kitchen

GFCI outlets were not in the home at the time of inspection. Although they may not have been required at the time the home was built, I recommend upgrading the system to include GFCI protection for safety reasons.

Ground fault occurs when electrical current leaks out of its normal path and finds a path back the utility transformer through conductors that are not supposed to carry current. An abnormal path could include a human body.

Smoke Detectors: Presence of Smoke Alarms

Present, Functioning

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions

Carbon Monoxide Detectors: Presence of Carbon Monoxide Alarms

Not Present

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions

Observations

7.1.1 Service Entrance Conductors

**OVERHEAD LINES - VEGETATION**

Vegetation is close to the electrical supply lines. Your electrical service provider is responsible for any cables and vegetation removal to your drip loop service connection. Recommend contacting EPB and requesting vegetation trim trees/branches back to prevent power outages.

Recommendation

Contact a qualified professional.



7.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

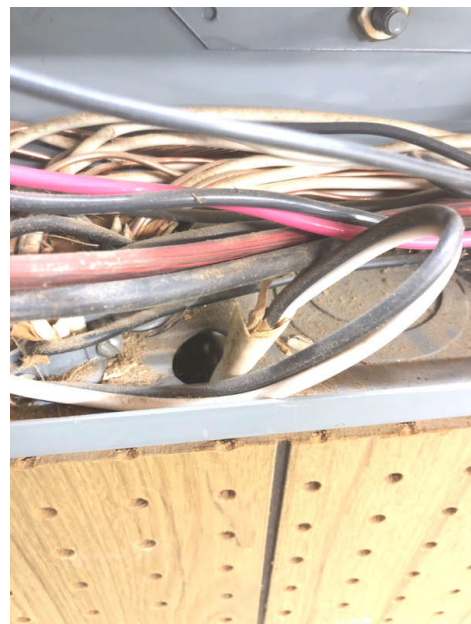
 Recommendation

BUSHING MISSING / LOST

One or more bushings were missing or loose from where wires enter holes in panel. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edge of the hole(s). Recommend that a qualified electrician install or repair bushings where necessary.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

OPEN GROUND

Testing revealed ungrounded 3 prong outlets; change to 2, or establish ground. *Recommend a certified electrician evaluate.*

Recommendation

Contact a qualified electrical contractor.



Sunroom - Switch Activated

7.3.2 Branch Wiring Circuits, Breakers & Fuses

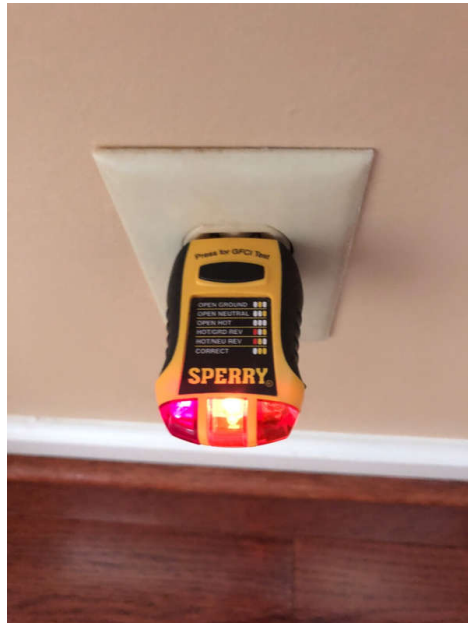
 Recommendation

HOT / NEUTRAL REVERSED

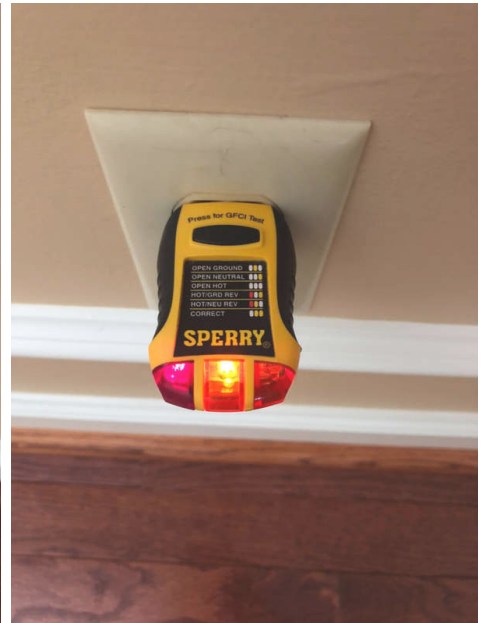
One or more outlets had their wiring reverse so that hot and neutral wires were reversed. Recommend a qualified electrician to evaluate and fix.

Recommendation

Contact a qualified electrical contractor.



Dining Room



Sunroom



Entryway

7.5.1 GFCI & AFCI

 Recommendation
WET BAR

GFCI outlets were not noted at the time of the inspection. GFCI outlets are recommended within 3ft if any water source. Recommended license electrician to update these outlets.


<http://www.pottshomeinspections.com/gfci/> to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



7.7.1 Carbon Monoxide Detectors

 Maintenance Item, FYI, or Minor Defect
NONE PRESENT

No Carbon Monoxide Detectors were noted at the rooms next to gas appliances.

The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Recommended Carbon Monoxide Installations.

Recommendation

Contact a handyman or DIY project

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			
8.2	Attic Ventilation	X			
8.3	Bathroom Exhaust	X			
8.4	Attic General	X			
8.5	Attic Ladder	X			
8.6	Rodents			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation Type

Fiberglass, Batt

Attic Insulation: Insulation Type

Fiberglass, Batt

Attic Insulation: R-value

19

Attic Ventilation: Ventilation Type

Ridge Vents, Passive

Bathroom Exhaust: Exhaust Style

Fan with Light, Fan/Heat/Light

Bathroom Exhaust: Conditions

Appears Serviceable

Attic General: Condition

Serviceable

Attic General: Access

Ladder and Hatch

Attic Ladder: Condition

Good

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			X
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: Operation

Appears Serviceable

Windows: Window Type

Double-hung, Crank

Walls: Wall Material

Stucco

Steps, Stairways & Railings: Handrail Present

Windows: Operation

Appears Serviceable

Windows: Window Manufacturer

Window World, Peachtree

Ceilings: Ceiling Material

Wood

Countertops & Cabinets: Countertop Material

Granite, Tile

Windows: Window Material

Vinyl

Floors: Floor Coverings

Hardwood, Tile

Steps, Stairways & Railings: Condition

Countertops & Cabinets: Cabinetry

Wood



Observations

9.2.1 Windows

WINDOW - CRACKED

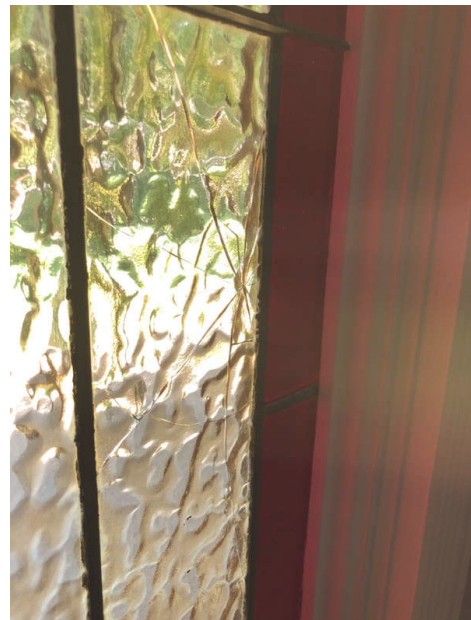
FRONT ENTRANCE



One or more windows had cracks in the glass. *Recommend replace or repair.*

Recommendation

Contact a qualified professional.



9.3.1 Floors

FLOOR SAGGING

ENTRYWAY

Some noticeable sagging was noted at the floor. *Recommend having licensed contractor or structural engineer out to investigate and evaluate if structural concern.*

Recommendation

Contact a qualified professional.

 Recommendation



9.3.2 Floors

TILES CRACKED

BACK PATIO

Several tiles were cracked at the back covered patio. Recommend monitoring to determine if movement will continue.

Recommendation

Recommend monitoring.

 Recommendation



10: GARAGE

		IN	NI	NP	O
10.1	Ceiling	X			
10.2	Floor	X			
10.3	Walls & Firewalls	X			X
10.4	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type

Attached

Ceiling: Ceiling Style

Open Rafters, Insulation

Floor: Material

Concrete

Garage Door Opener: Type

Attached Button

Observations

10.3.1 Walls & Firewalls



Recommendation

FIREWALL NOT UP TO CODE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

It is a recommended to have a significant fire-barrier between garage and livable space, including fireproof rated door.

[Link for more info.](#)

Recommendation

Contact a qualified professional.

11: APPLIANCES

		IN	NI	NP	O
11.1	General	X			
11.2	Dishwasher	X			
11.3	Garbage Disposal	X			
11.4	Hood/Vent	X			
11.5	Microwave	X			
11.6	Range-Cooktop-Oven	X			
11.7	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Cooktop

Maytag



General: Oven

Frigidaire

General: Garbage Disposal

In Sinkerator

General: Microwave

Panasonic, Frigidaire

General: Refrigerator

Kenmore, General Electric

Microwave: Normal operation

The Microwave operated as expected.

Range-Cooktop-Oven: Normal operation

The heating elements for the oven and stove top functioned as expected.

Refrigerator: Chiller and freezer temp

2.2 - 2.5 Fahrenheit

General: Dishwasher

Whirlpool

**Dishwasher: Dishwasher Operation**

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.

Dishwasher is manually turned on via switch at countertop.

Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.

- 1) The chopping was no nosier that typically expected.
- 2) The rubber splashguard was in reasonable condition.
- 3) No leaks were found.

12: FIREPLACE

		IN	NI	NP	O
12.1	General	X			
12.2	Flue and damper	X			
12.3	Hearth	X			
12.4	Liner, Firebricks, Panels	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Chimney type

Masonry

General: Fireplace type

Masonry with metal liner



Flue and damper: Clean Annually

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

13: POOL

		IN	NI	NP	O
13.1	Stairs	X			
13.2	Walkway	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

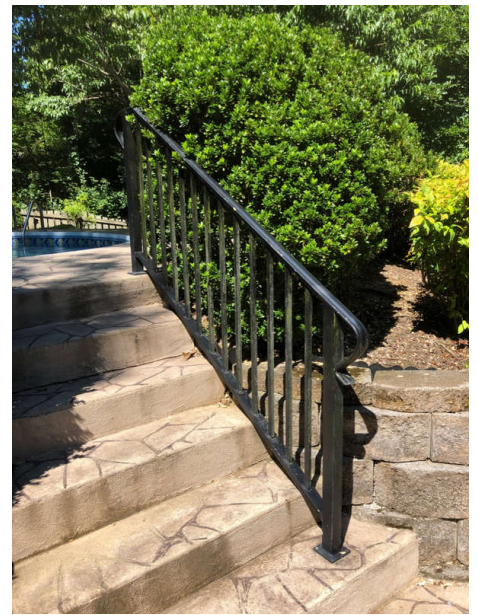
Information

Pool Type
Inground

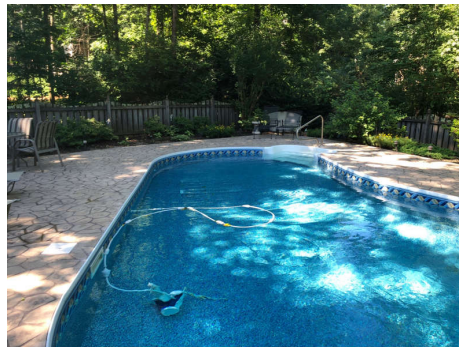
Stairs: Stairs



Stairs: Handrail



Photos



Observations

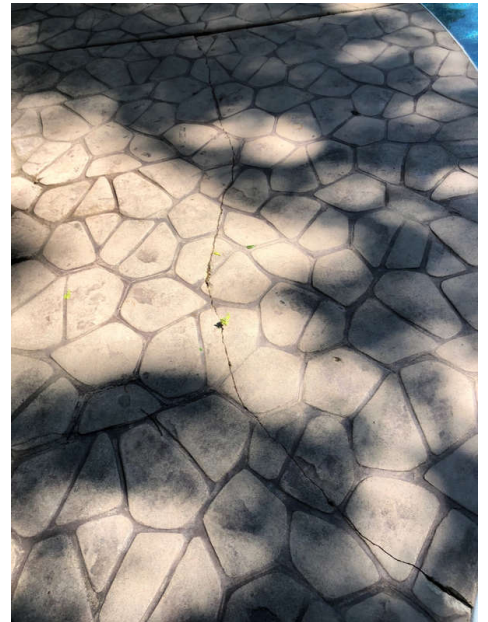
13.2.1 Walkway

WALKWAY - MINOR CRACKING

Recommendation

Contact a qualified professional.



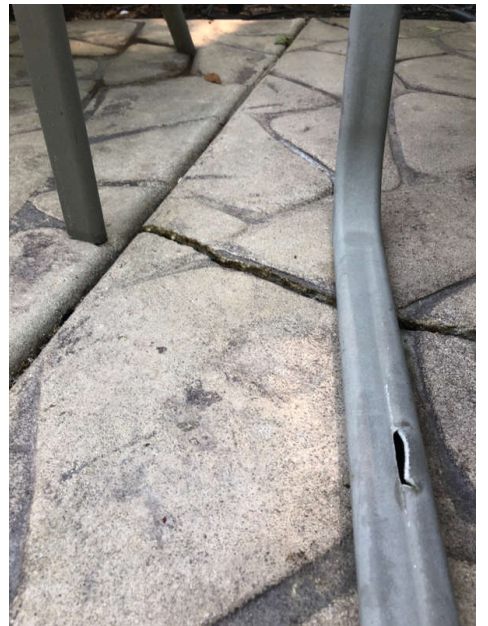
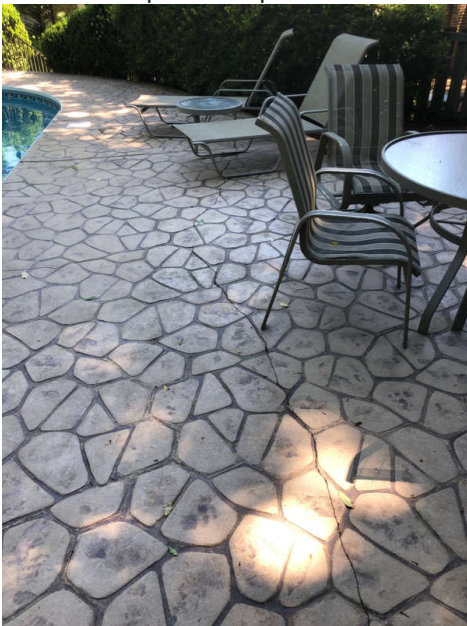


13.2.2 Walkway

WALKWAY - MODERATE CRACKING

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Roof

3.1. Roof

- I. The inspector shall inspect from ground level or the eaves:
 - A. The roof-covering materials;
 - B. The gutters;
 - C. The downspouts;
 - D. The vents, flashing, skylights, chimney, and other roof penetrations; and
 - E. The general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
 - A. The type of roof-covering materials.
- III. The inspector shall report as in need of correction:
 - A. Observed indications of active roof leaks.
- IV. The inspector is not required to:
 - A. Walk on any roof surface.
 - B. Predict the service life expectancy.
 - C. Inspect underground downspout diverter drainage pipes.
 - D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - E. Move insulation.
 - F. Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - G. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - H. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
 - I. Perform a water test.
 - J. Warrant or certify the roof.
 - K. Confirm proper fastening or installation of any roof-covering material.

Exterior

3.2. Exterior

- I. The inspector shall inspect:
 - A. the exterior wall-covering materials, flashing and trim;
 - B. all exterior doors;
 - C. adjacent walkways and driveways;
 - D. stairs, steps, stoops, stairways and ramps;
 - E. porches, patios, decks, balconies and carports;
 - F. railings, guards and handrails;
 - G. the eaves, soffits and fascia;
 - H. a representative number of windows; and

I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.

C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, breakwalls or docks.

F. inspect erosion-control or earth-stabilization measures.

G. inspect for safety-type glass.

H. inspect underground utilities.

I. inspect underground items.

J. inspect wells or springs.

K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.

M. inspect wastewater treatment systems, septic systems or cesspools.

N. inspect irrigation or sprinkler systems.

O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

A. the foundation;

B. the basement;

C. the crawlspace; and

D. structural components.

II. The inspector shall describe:

A. the type of foundation; and

B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

A. observed indications of wood in contact with or near soil;

B. observed indications of active water penetration;

C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and

D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

HVAC

3.4. Heating

I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

III. The inspector shall report as in need of correction:

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

I. The inspector shall inspect:

- A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

III. The inspector shall report as in need of correction:

- A. any cooling system that did not operate; and

B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

B. inspect portable window units, through-wall units, or electronic air filters.

C. operate equipment or systems if the exterior temperature has recently been below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

A. the main water supply shut-off valve;

B. the main fuel supply shut-off valve;

C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

D. interior water supply, including all fixtures and faucets, by running the water;

E. all toilets for proper operation by flushing;

F. all sinks, tubs and showers for functional drainage;

G. the drain, waste and vent system; and

H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;

B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;

D. the location of any observed fuel-storage system; and

E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

B. deficiencies in the installation of hot and cold water faucets;

C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

A. light or ignite pilot flames.

B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.

D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

E. determine the water quality, potability or reliability of the water supply or source.

- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

3.7. Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;
- J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

- A. the main service disconnect's amperage rating, if labeled; and
- B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;

B. any unused circuit-breaker panel opening that was not filled;

C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

E. the absence of smoke detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

D. operate or re-set over-current protection devices or overload devices.

E. operate or test smoke or carbon-monoxide detectors or alarms

F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices.

K. verify the service ground.

L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

Attic, Insulation & Ventilation

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and

C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

A. the type of insulation observed; and

B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

Doors, Windows & Interior

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Fireplace

The chimney inspection is limited to the visible and/or accessible components only. Inspection of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, if a flue lining is present, checking for deterioration, damage or cracks.