POTTS HOME INSPECTIONS, LLC
(423) 708 5755
jaredphilippotts@gmail.com
https://www.pottshomeinspections.com/

POTTS RESIDENTIAL REPORT

1234 Main St.
Chattanooga TN 37421

Buyer Name
03/06/2019 9:00AM

Inspector
Jared Potts (#1757)
InterNACHI Certified Inspector
(423) 708-5755
jaredphilippotts@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Potts Home Inspections, LLC

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client, Inspector

Occupancy
Occupied, Utilities On

Temperature at the Time of Inspection
61 Fahrenheit (°F)

Type of Building
Single Family, Multi-Level

Weather Conditions
Cloudy

Precipitation in the Last 48 hrs?
Yes

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Flashings	X			X
2.3	Roof Penetrations	X			

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

Information

Inspection Method
Walked on roof

Roof Type/Style
Gable, Hip, Combination

Coverings: Material
Asphalt

Coverings: Style
Architectural

Flashings: Material
Galvanized, Wood

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.

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.

General Roof Photos








Roof Penetrations: Types

Plumbing Vent Pipe(s), Gas Vents, Ridge Vents, Chimney






Observations

2.2.1 Flashings

Recommendation

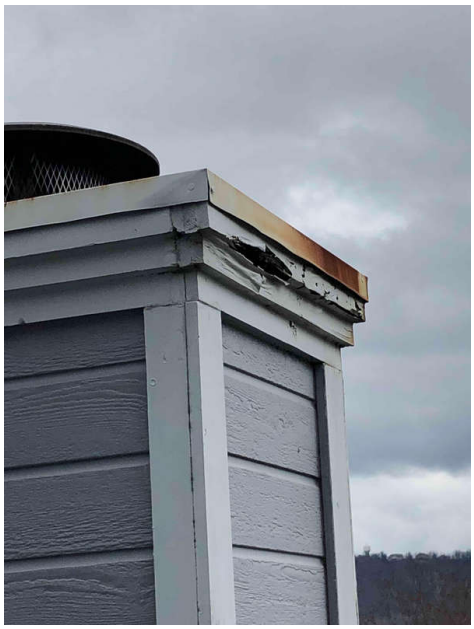
WOOD DETERIORATION [TRIM/FLASHING]

DORMERS & CHIMNEY

Some evidence of wood deterioration noted. Repair flashing and trim to maintain optimal water removal and run-off.

Recommendation

Contact a qualified professional.



3: ATTIC

		IN	NI	NP	O
3.1	General (Attic)	X			
3.2	Attic Insulation	X			
3.3	Attic Ventilation	X			X
3.4	Bathroom Exhaust	X			X
3.5	Attic Ladder			X	
3.6	Roof Underlayment	X			

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

Information

General (Attic): Access Information
Scuttle Hole, Walkout

General (Attic): Inspection Method
Traversed

Attic Insulation: Insulation Type
Loose-fill

Attic Insulation: R-value
30

Attic Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Passive

Bathroom Exhaust: Exhaust Style
Fan with Light, Fan Only

Bathroom Exhaust: Conditions
Appears Serviceable, Excessive Noise

Roof Underlayment: Material
Plywood

Roof Underlayment: Type
Hip, Gable

Observations

3.3.1 Attic Ventilation

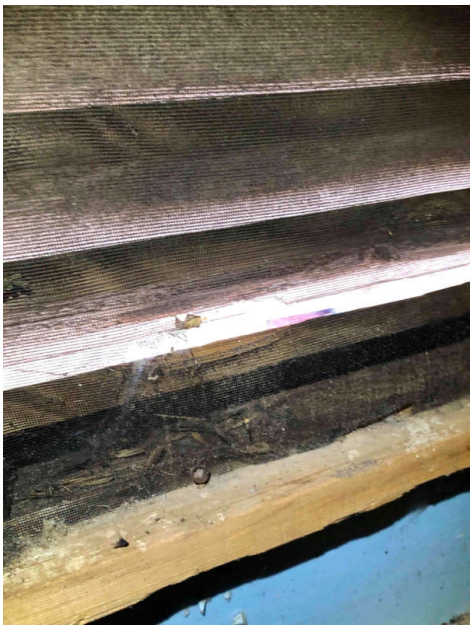
Recommendation

GABLE VENT DAMAGED

Gable vent was damaged, which could allow pests to enter. Recommend a qualified attic or ventilation contractor repair.

Recommendation

Contact a qualified professional.



Left

Front

3.4.1 Bathroom Exhaust

Recommendation

UNABLE TO DETERMINE TERMINATION [BATHROOM EXHAUST]

Due to limited access to the attic, we were unable to determine if the bathroom exhaust terminated correctly.

Recommendation

Contact a qualified professional.

4: EXTERIOR

		IN	NI	NP	O
4.1	Siding, Flashing & Trim	X			X
4.2	Exterior Doors	X			X
4.3	Roof Drainage Systems	X			X
4.4	Walkways & Driveways	X			
4.5	Decks, Balconies, & Porches	X			
4.6	Steps	X			X
4.7	Eaves, Soffits & Fascia	X			X
4.8	Grading & Drainage	X			X
4.9	Vegetation	X			X

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

Information

Inspection Method
Visual

Exterior Doors: Condition
Appear Serviceable

Siding, Flashing & Trim: Siding Material
Brick, Composite Wood

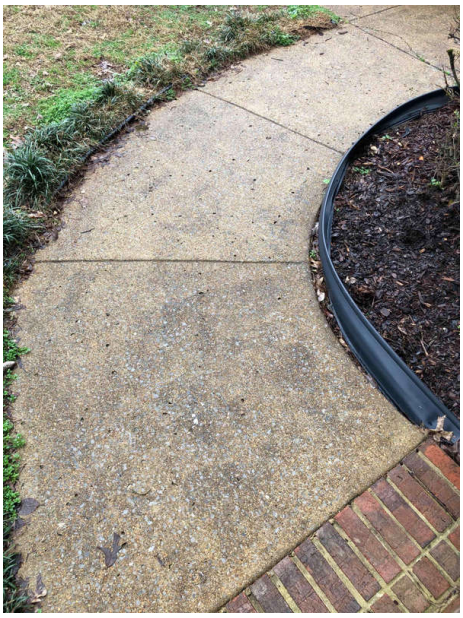
Roof Drainage Systems: Gutter Material
Aluminum

Siding, Flashing & Trim: Siding Style
Dutch Lap

Walkways & Driveways: Driveway Material
Concrete

Walkways & Driveways: Driveway Condition
Appears Serviceable

Walkways & Driveways: Walkway Material
Concrete



Walkways & Driveways: Walkway Condition
Appears Serviceable

Decks, Balconies, & Porches: Appendages [Exterior]
Deck

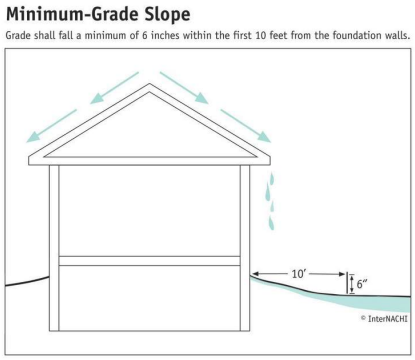
Steps: Stair Material [Exterior]
Wood

Decks, Balconies, & Porches: Material [Exterior]
Wood

Eaves, Soffits & Fascia: Condition
In Need Of Repair, Appear Serviceable

Steps: Railing Condition [Exterior]
Stable

Grading & Drainage: Slope [Exterior]
Level



Minimum Grade Slope

Observations

4.1.1 Siding, Flashing & Trim

LAUNDRY DUCT OPEN [EXTERIOR]

Recommendation

Recommend replacing laundry done as the current damper is in the open position. Handyman/Contractor to replace.

Recommendation

Contact a qualified professional.

Back

4.1.2 Siding, Flashing & Trim

Recommendation

WOOD DETERIORATION [SIDING]

Some evidence of wood deterioration noted. Repair siding and trim to maintain optimal water removal and run-off.

Recommendation

Contact a qualified professional.

4.2.1 Exterior Doors

Recommendation

SCREEN PORCH RIPPED [EXTERIOR]

Screens around porch were ripped in multiple locations and can be an entry point for bugs, insects and other animals. Recommend repairing.

Recommendation

Contact a handyman or DIY project

4.3.1 Roof Drainage Systems

FYI, Maintenance/Monitor Item

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

Back Left

4.3.2 Roof Drainage Systems

Recommendation

GUTTER DOWNSPOUTS DRAIN NEAR HOUSE

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.

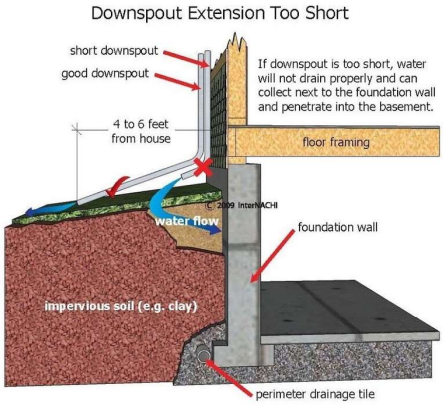
Recommendation

Contact a qualified roofing professional.

Front

Front Right

Back Left



Correct Grading

4.3.3 Roof Drainage Systems

FYI, Maintenance/Monitor Item

GUTTER DOWNSPOUT TERMINATES ON ROOF

Downspout should run into another gutter and not terminate onto the roof. In its current condition it will shorten the lifespan of the shingles. Recommend roofing professional to update.

Recommendation

Contact a qualified gutter contractor

4.6.1 Steps

Recommendation

GRASPABLE HANDRAIL [EXTERIOR STAIRS]

Recommendation

Contact a qualified professional.

Back

4.7.1 Eaves, Soffits & Fascia

Recommendation

EAVES/SOFFITS/FASCIA DAMAGED

One or more sections of the eaves are damaged. This could include moisture damage, chipped paint, loose boards, etc. Recommend qualified professional to evaluate & repair.

Recommendation

Contact a qualified roofing professional.

Front Right

Front Right

Back

4.8.1 Grading & Drainage

Recommendation

NEGATIVE/LEVEL GRADING [DRAINAGE]

Grading is level or 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. Refer to the 6:10 rule for adequate soil grade.

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

4.8.2 Grading & Drainage

Recommendation

STANDING WATER [GRADING/DRAINAGE]

Standing water observed, which indicates poor drainage and/or grading. Recommend following standing grading protocols via 6:10 rule and ensuring water adequately disperses away from the house.

Here is a resource on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor

Back Right

4.9.1 Vegetation

FYI, Maintenance/Monitor Item

CLOSE VEGETATION [EXTERIOR]

Close vegetation to house or HVAC systems can adversely affect their function. Their proximity to HVAC equipment can lessen their efficiency. If left to grow to near a structure can bind and damage a building. *Recommend monitoring and general upkeep.*

Recommendation

Recommended DIY Project

Right

5: FOUNDATION & STRUCTURE

		IN	NI	NP	O
5.1	Foundation	X			X
5.2	Basements			X	
5.3	Crawlspace	X			
5.4	Floor Structure	X			
5.5	Wall Structure	X			
5.6	Ceiling Structure	X			

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

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Crawlspace: Ventilation
Well Ventilated

Crawlspace: Insulation Material
None

Crawlspace: Vapor Barrier
Partial

Crawlspace: Crawlspace Access Point
Rear under deck

Crawlspace: Pier Support Material
Masonry Block

Floor Structure: Material
Wood Beams

Floor Structure: Condition
Appears Serviceable

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Dirt

Wall Structure: Material
Wood Framing

Ceiling Structure: Material
Wood

Ceiling Structure: Truss Shape
Hip, Common

Crawlspace: General Images of the Crawlspace




Observations

5.1.1 Foundation

Recommendation

EFFLORESCENCE

Efflorescence alone does not pose a major problem, but it can be an indication of moisture intrusion, which can lead to a compromise in the structural material.

Correctly placing gutters/downspouts with a positive landscape grading away from your foundation can help to mitigate this issue.

Recommendation

Contact a qualified professional.

Back

6: PLUMBING

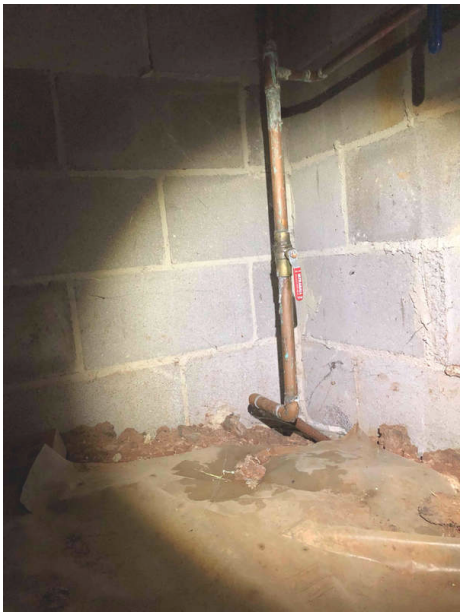
		IN	NI	NP	O
6.1	General (Plumbing)	X			
6.2	Main Water Shut-off Device	X			
6.3	Hot Water Systems	X			X
6.4	Drain, Waste, & Vent Systems	X			
6.5	Water Supply, Distribution Systems & Fixtures	X			
6.6	Kitchen	X			
6.7	Bathroom/s	X			
6.8	Island			X	
6.9	Sump Pump			X	
6.10	Septic Tank	X			X
6.11	Jet Tub	X			

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

Information

General (Plumbing): Water Source
Public

Main Water Shut-off Device: Water Main - Location
Crawlspace



Hot Water Systems: Hot Water Temperature
125 °F

Water temperature typically taken at the Kitchen Sink.

Hot Water Systems: Power Source/Type
Gas

Hot Water Systems: Capacity
40 Gallons

Hot Water Systems: Location
Garage

Hot Water Systems: Manufacturing Date
09/01/2009

Hot Water Systems: Hot Water Shut Off Within Range
Yes

Drain, Waste, & Vent Systems: Drain Size
4"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Waste
Septic

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/s: Toilet/s Secured
Yes

Bathroom/s: Sink Condition
Sink(s) appear serviceable

Bathroom/s: Bathroom Sink Plumbing
Appears Serviceable

Bathroom/s: Vanity Faucet Condition
Serviceable

Bathroom/s: Shower/Bath Condition
Appears Serviceable

Jet Tub: General Operation/Information
Functioned Normally

Hot Water Systems: Manufacturer
GE

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.

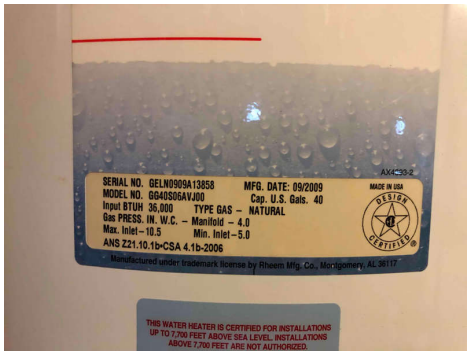
Hot Water Systems: Annual Maintenance Flush Needed

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Hot Water Systems: TPR (Pressure Relief Valve)
Yes, No TPR Drain

More information about TPR Valves and their importance can be found on our website atPotts Home Inspections

Hot Water Systems: Hot Water Heater Photos



Septic Tank: Septic Tank (Description)

The home was connected to a private onsite wastewater system in which sewage drains by a gravity fed sewer pipe to a tank. Typically, tanks have two chambers. Solids settle to the bottom of the first chamber (and must be pumped out periodically) while liquid drains to series of perforated pipes installed in a leach field. Liquid drains into the soil of the leach field and pathogens, bacteria, viruses, cysts, and other contaminants are removed by bacterial action and filtration through the soil. This system requires inspection by a qualified contractor.

Observations

6.3.1 Hot Water Systems

Recommendation

TPR VALVE - NO DRAINPIPE

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

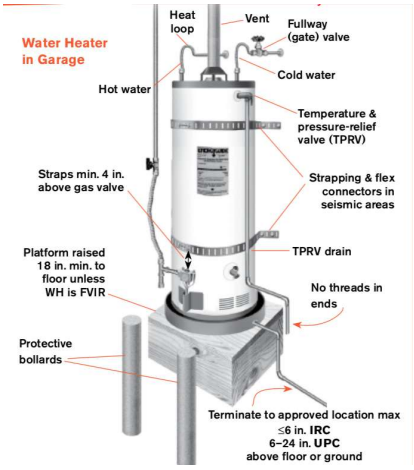
Contact a qualified plumbing contractor.

6.3.2 Hot Water Systems

Recommendation

PROTECTIVE BOLLARD

Water heaters in garages should be protected from damage by the use of protective Bollards. See image for reference. Recommend installation of protective bollards by qualified professional.



Recommendation

Contact a qualified professional.

6.10.1 Septic Tank

Recommendation

SEPTIC TANK (INSTALLED)

The onsite wastewater treatment system included an underground septic tank that used gravity to settle solids to the bottom of the tanks. Septic tanks have little dissolved oxygen and solids should be pumped out on a schedule that varies with tank size and frequency of use. *The Inspector recommends that you should ask when the **last time the septic tank was previously pumped** and before the expiration of your Inspection Objection Deadline you have the tank inspected by a qualified contractor and at that time you can discuss scheduling and costs for pumping.*

Recommendation

Contact a qualified professional.

7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Mast	X			
7.2	Electric Meter	X			
7.3	Main, Subpanels & Grounding	X			
7.4	Branch Wiring	X			
7.5	Lighting & Receptacles	X			X
7.6	GFCI & AFCI	X			X
7.7	Smoke Detectors	X			
7.8	Carbon Monoxide Detectors	X			

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

Information

Service Entrance Mast: Drip Loop
Not Present

Service Entrance Mast: Electrical Service Conductors
Lateral / Underground

Main, Subpanels & Grounding: Main Panel Location
Garage

Main, Subpanels & Grounding: Grounding Electrical Conductor
Electric Meter Box
Present

Main, Subpanels & Grounding: Panel Capacity
200 AMP

Main, Subpanels & Grounding: Panel Manufacturer
ITE

Main, Subpanels & Grounding: Panel Type
Circuit Breaker

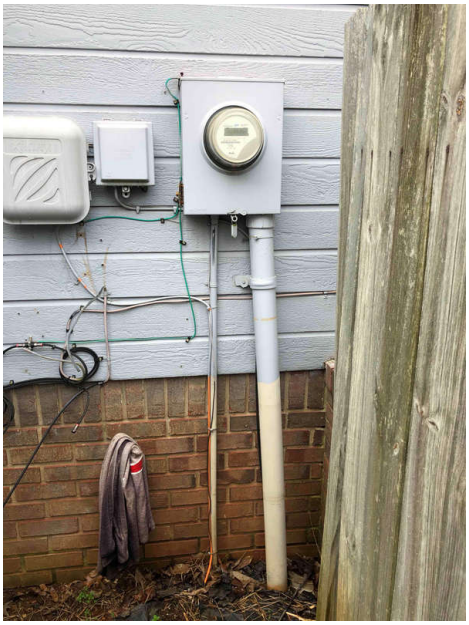
Branch Wiring: Branch Wire 15 and 20 AMP
Copper

Branch Wiring: Wiring Method
Insulated

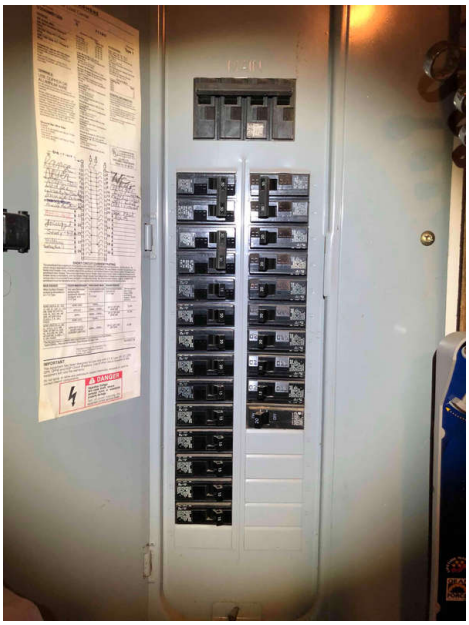
Lighting & Receptacles: Wiring Test
Interior Outlets
Correct, No Function

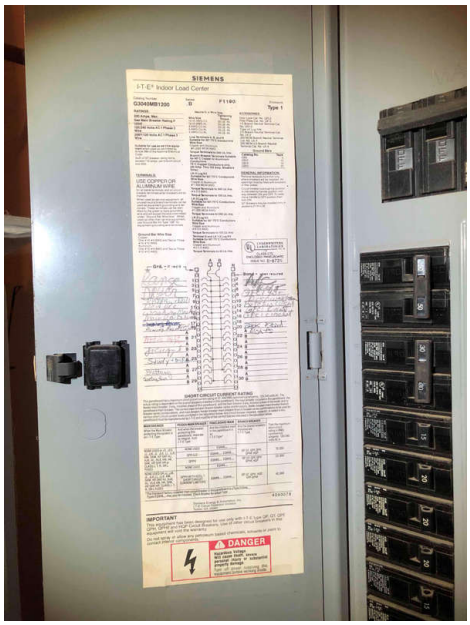
Lighting & Receptacles: Condition
Good, Mostly Working

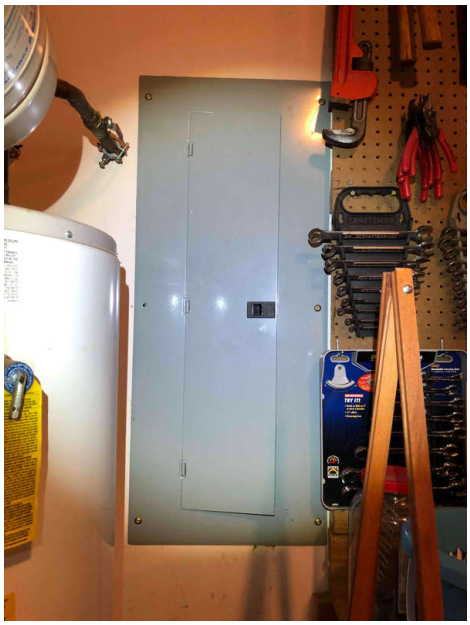
Electric Meter: Electric Meter Photos

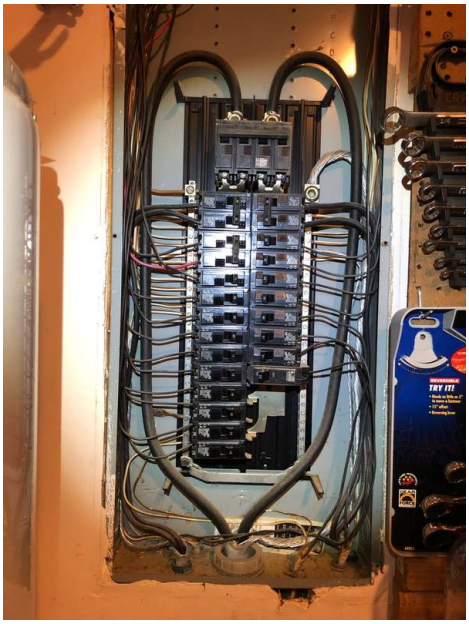


Main, Subpanels & Grounding: Electrical Panel Photos









GFCI & AFCI: **GFCI Protected**

Outdoor Receptacles, Bathroom, Kitchen, Garage

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

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**

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

Limitations

Lighting & Receptacles

ELECTRICITY WAS OFF [LIMITATION]

Electrical system in the master bathroom was turned off at the time of the inspection. **The house owner called me and said that there is a hidden GFCI outlet in the garage (that was behind a piece of plywood) that is connected to the bathroom circuit.**

Observations

7.5.1 Lighting & Receptacles

FYI, Maintenance/Monitor Item

LIGHT/S INOPERABLE [EXTERIOR]

One or more exterior light fixtures were inoperable at the time of the inspection due to lack of light bulbs/blown bulbs. Most likely new light bulbs are needed, though it is impossible to test if electric works until they're replaced. Recommend Handyman/DIY to fix.

Recommend Electrician evaluation if light bulb doesn't turn on after bulb is in place.

Recommendation

Contact a handyman or DIY project

7.5.2 Lighting & Receptacles

FYI, Maintenance/Monitor Item

LIGHT/S INOPERABLE [INTERIOR]

Multiple light fixtures were inoperable at the time of the inspection due to lack of light bulbs/blown bulbs. Most likely new light bulbs are needed, though it is impossible to test if electric works until they're replaced. Recommend Handyman/DIY to fix.

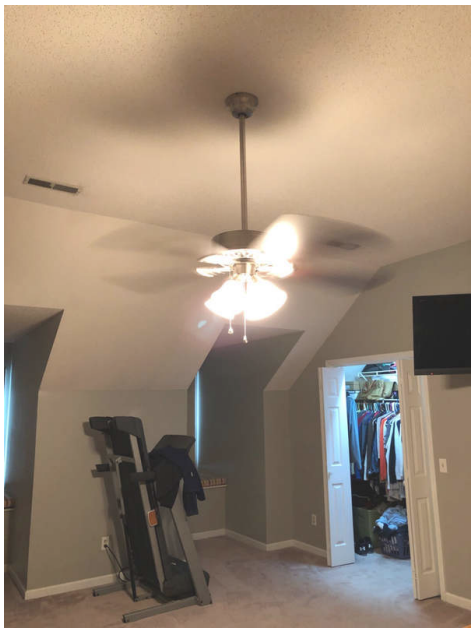
Recommend Electrician evaluation if light bulb doesn't turn on after bulb is in place.

Recommendation

Contact a handyman or DIY project

1st Floor Hallway

Back Right Bedroom



Master Bedroom

7.5.3 Lighting & Receptacles

Recommendation

CRACKED RECEPTACLE [ELECTRICAL]

GARAGE

The electrical receptacle/s (one or more) were cracked and all broken and should be replaced to minimize any electrical safety risk of failure. Recommend licensed electrician to install.

Recommendation

Contact a qualified professional.

7.6.1 GFCI & AFCI

Recommendation

GFCI RECEPTACLE WON'T RESET

SCREENED IN PORCH

One or more of the GFCI Outlets was tripped on arrival and did not reset using the reset switch. Most commonly this is due to a ground fault short somewhere in the receptacle itself and should be cleaned/repaired. Recommend licensed electrician to handle any electrical work necessary.

Recommendation

Contact a qualified electrical contractor.

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
8.1	Doors	X			
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			X
8.6	Steps, Stairways & Railings	X			
8.7	Countertops & Cabinets	X			

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

Information

Doors: Door Operation
Appears Serviceable

Windows: Window Type
Double-hung

Ceilings: Ceiling Material
Popcorn, Drywall

Countertops & Cabinets: Countertop Material
Granite

Windows: Window Material
Vinyl

Floors: Floor Coverings
Carpet, Hardwood, Tile

Steps, Stairways & Railings: Handrail Condition
Good

Countertops & Cabinets: Cabinetry
Wood

Windows: Window Operation
Appears Serviceable

Walls: Wall Material
Drywall

Steps, Stairways & Railings: Stairs Condition
Good

Observations

8.5.1 Ceilings

Recommendation

STAIN/S [CEILING]

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined. The Spots were tested with moisture meter and tested fine. Continue to evaluate and monitor around the areas to ensure stains don't increase.

Recommendation

Recommend monitoring.

Closet

9: HVAC

		IN	NI	NP	O
9.1	General (HVAC)	X			
9.2	Normal Operating Controls	X			
9.3	Condensing Unit	X			X
9.4	Package Unit	X			X
9.5	Air Handler	X			X
9.6	Duct Work	X			

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

Information

General (HVAC): Cooling source
Electric

General (HVAC): Heat Source
Natural Gas

General (HVAC): Distribution
Flex Duct, Sheet Metal Duct

General (HVAC): A/C Type
Split System, Package unit

General (HVAC): Heat Type
Forced Air

Normal Operating Controls: Thermostat
Appears Serviceable, Hallway, 2nd Floor Hall

Condensing Unit: Estimated Age Condensing Unit
16 Year(s)

Week of Nov 3, 2003

Condensing Unit: Condenser Model #
552AN030—F

Condensing Unit: Condenser Serial #
4503E21034

Condensing Unit: Manufacturer
Bryant

Package Unit: Estimated Age Condensing Unit
15

Week of Nov 29, 2004

Package Unit: Condenser Model #
583BNW024060ACTP

Package Unit: Condenser Serial #
4904G31261

Package Unit: Manufacturer
Bryant

Air Handler: Estimate Age Air Handler
16 Year(s)

Air Handler: Air Handler Model #
CK3BXA030T17AAAA

Air Handler: Air Handler Serial #
4303X09144

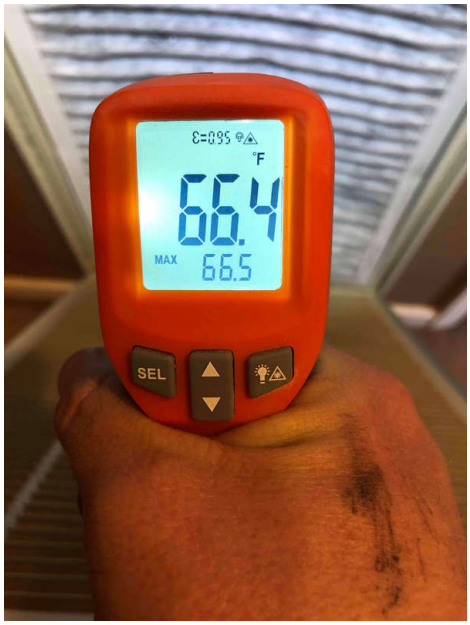
Air Handler: Manufacturer
Bryant

Duct Work: Condition
Appears Serviceable

General (HVAC): Temperature Differential

40 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 16-24 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 (HVAC): 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.

General (HVAC): Maintenance Advice

Recommend that home buyers contact an HVAC service that can regularly maintain and monitor HVAC equipment. Before the inspection deadline it would be a good idea to have and HVAC specialist analyze the set up to ensure correct operation for the coming time of year.

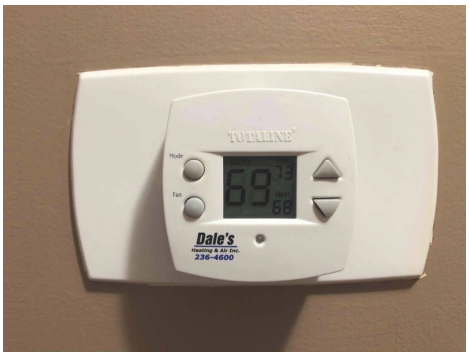
General (HVAC): **Filter Size**

20x30x1

Pro Tip: *Write the date of install each time you replace.*

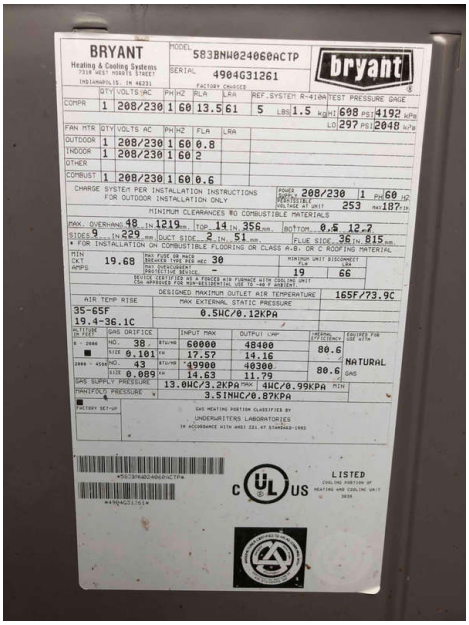
Normal Operating Controls: **Brand**

Totaline



Condensing Unit: Pictures of Unit

Package Unit: Pictures of Unit



Air Handler: Pictures of unit







Observations

9.3.1 Condensing Unit

Recommendation

EXCEEDS LIFE EXPECTANCY

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to have exceeded this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

9.4.1 Package Unit

Recommendation

NEAR LIFE EXPECTANCY

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.)It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

9.5.1 Air Handler

Recommendation

ATTIC INSTALL

Be advised that there is air handler equipment installed in the non-air conditioned attic.

Although this is a common practice, attic installations of air handler units are problematic. Operation of an air handler in a hot, humid attic will cause the equipment to condense on its surface (sweat). This condition is similar to an ice tea glass taken outside on a hot humid day. The outside of glass"sweats". This sweating is actually the phenomena of a cold surface in contact with hot humid air, and greatly simplified, is explained by stating the cold surface is causing this hot, humid air to coalesce or "condense" on the glass' cold surface.
We have determined that if a Attic installed air handler's surface has been condensing over time, this condensing can damage the return air plenum's, and any condensate overflow pans installed. Left unattended, this condensation dripping onto the return air plenum's, and any condensate overflow pans will rot the plenum's and the overflow pans and will provide a harbor for organic growth of mold and mildew.

Our research has determined that many of the installation of Attic air handlers have been done with improperly specified equipment. Often, Attic installed equipment has been designed, factory tested and strictly intended for installation usage in an air-conditioned and pressurized environment maybe the case here. We are visual home inspectors and are not able to provide you with detailed analysis of any installed equipment.
For additional information, please consult with a qualified and licensed air conditioning contractor/and or mechanical engineer.

Once plenum damage and overflow damage has started, and especially if organic growth has begun, repairs can become expensive.

This unit is installed in the non-air conditioned Attic.(this is a very poor practice).

Recommendation

Contact a qualified HVAC professional.

10: APPLIANCES

		IN	NI	NP	O
10.1	General (Appliances)	X			
10.2	Range-Cooktop-Oven	X			X
10.3	Dishwasher	X			X
10.4	Garbage Disposal			X	
10.5	Hood/Vent	X			
10.6	Microwave	X			
10.7	Refrigerator	X			

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

Information

General (Appliances): Cooktop
Kenmore

General (Appliances): Oven
Kenmore

General (Appliances): Dishwasher
Frigidaire

General (Appliances): Garbage Disposal
N/A

General (Appliances): Compactor
N/A

General (Appliances): Refrigerator
Frigidaire

Hood/Vent: Vent Style
Microwave, Recirculation

Microwave: Normal operation
The Microwave operated as expected.

Refrigerator: Features
Ice Maker, Water, Filter

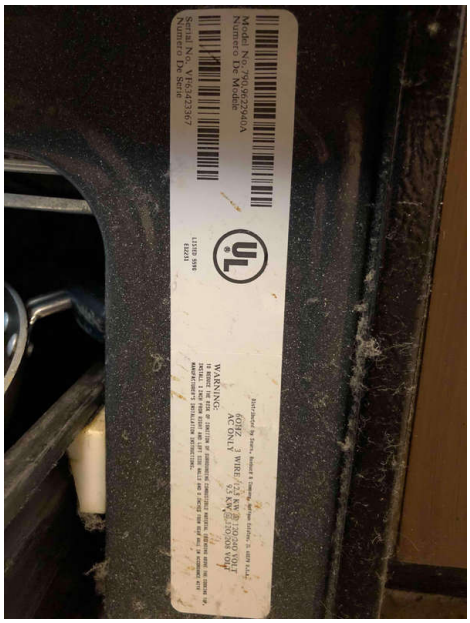
Refrigerator: Fridge and Freezer temp
36 - 2 Fahrenheit

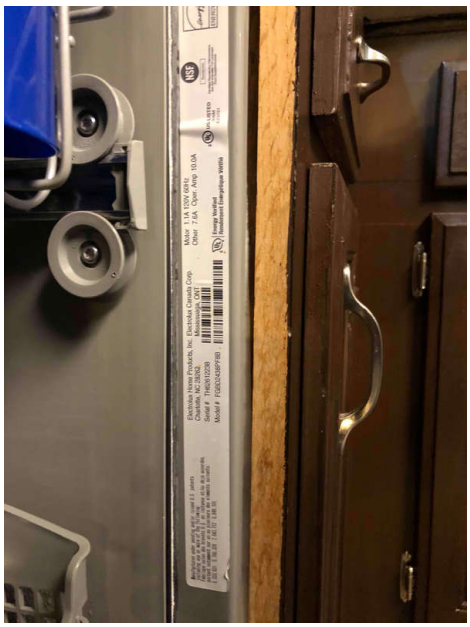
General (Appliances): Microwave
Kenmore

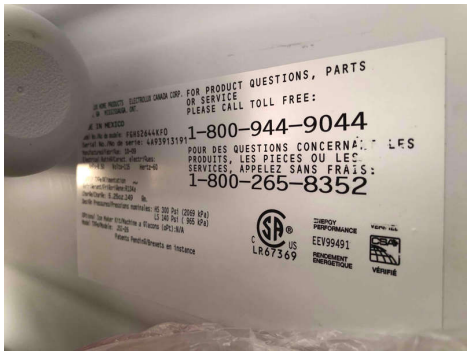
When Microwaves are not permanently attached they are not included in the standard inspection and are tagged as N/A

General (Appliances): Appliance contract (Good Condition)
Although many of the appliances are in good condition, for a relatively small amount of money involved, we strongly recommend that you consider the purchase of an Appliance Contract. Generally this is available from several commercial companies and operates similar to an insurance policy.

General (Appliances): Appliance Pictures

Dishwasher: Dishwasher Operation

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

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.

Observations

10.2.1 Range-Cooktop-Oven

Recommendation

DAMAGED BURNERS

One or more of the burners at the stove are damaged. Recommend contacting an appliance repair specialist to evaluate cost of repair vs replacement.

Recommendation

Contact a qualified professional.

10.3.1 Dishwasher

Recommendation

DISHWASHER BRACKET

RIGHT SIDE ONLY

The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.

Recommendation

Contact a qualified appliance repair professional.

Right Side Only

11: FIREPLACE

		IN	NI	NP	O
11.1	General (Fireplace)	X			
11.2	Flue and damper	X			
11.3	Hearth	X			
11.4	Liner, Firebricks, Panels	X			

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

Information

General (Fireplace): Chimney type
Metal

General (Fireplace): Fireplace type
Natural Gas, Metal insert

12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			

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

Information

Type
Attached

Floor: Material
Concrete

Garage Door: Photoelectric Eye Sensor
Working, Correct Height

Opening Method
Attached Button

Garage Door: Auto-Reverse
Working

Garage Door: Type
Sliding

Ceiling: Ceiling Style
Popcorn, Drywall

Garage Door: Material
Metal, Non-insulated

General Garage Photos




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.

Attic
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.

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.

Foundation & 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.

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.

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.

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.

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.