



# HOUSE CALL HOME INSPECTION -ATLANTA, GA

4046157427

Dilles@housecallusa.net

<http://HouseCallUSA.net>



## HOUSE CALL USA - ATLANTA, GA

5690 Saltcreek Place NE  
Sugar Hill GA 30518

Claudio Diaz  
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Inspector  
**Anthony Brown**  
4046157427  
[Dilles@housecallusa.net](mailto:Dilles@housecallusa.net)



Agent  
**Lamar Williams**  
Realty One Group  
404-583-4978  
[lwilliams@sandersteamrealty.com](mailto:lwilliams@sandersteamrealty.com)

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# TABLE OF CONTENTS

1: Inspection Details	5
2: Exterior	6
3: Roof	9
4: Attic	11
5: Foundation	12
6: Electrical	13
7: Plumbing	15
8: Cooling	17
9: Cooling 2	20
10: Fireplace	22
11: Heating	23
12: Heating 2	25
13: Interior	27
14: Kitchen, Laundry	29
15: Kitchen, Laundry 2	32
16: Bathroom	33
17: Bathroom 2	34
18: Bathroom 3	35
19: Bathroom 4	36
20: Garage, Carport	37
Standard of Practice	38

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# SUMMARY

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MAINTENANCE ITEM



RECOMMENDATION

SAFETY HAZARD

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- ⊖ 2.1.1 Exterior - Siding, Trim: Damaged or Missing Material
  - 🔧 2.1.2 Exterior - Siding, Trim: Loose or Improper Material
  - 🔧 2.1.3 Exterior - Siding, Trim: Mildew or Algae
  - ⊖ 2.1.4 Exterior - Siding, Trim: Repair Vent
  - 🔧 2.2.1 Exterior - Driveway, Walkway: Raised or Settled
  - ⊖ 2.2.2 Exterior - Driveway, Walkway: Trip Hazard
  - ⊖ 2.3.1 Exterior - Platforms: Rails - Missing
  - ⊖ 4.1.1 Attic - General: Daylight noted
  - 🔧 5.1.1 Foundation - Basement: No Return
  - 🔧 6.8.1 Electrical - Smoke and Carbon Monoxide Detectors: Add more and recommended upgrading
  - ⚠️ 7.1.1 Plumbing - Main: High PSI >80
  - ⊖ 8.1.1 Cooling - Exterior Equipment: Older Unit
  - ⊖ 8.1.2 Cooling - Exterior Equipment: CDL
  - ⊖ 8.1.3 Cooling - Exterior Equipment: Seal Wall Penetration
  - 🔧 8.2.1 Cooling - Interior Equipment: Typical Wear
  - ⊖ 9.2.1 Cooling 2 - Interior Equipment: Add water alarm/water sensor to hvac
  - 🔧 11.1.1 Heating - Equipment: Typical Wear
  - ⊖ 11.1.2 Heating - Equipment: Older Than 7 years
  - 🔧 12.1.1 Heating 2 - Equipment: Typical Wear
  - 🔧 13.1.1 Interior - Doors: Rubs Frame
  - ⊖ 13.2.1 Interior - Windows: Fogged Glass
  - ⊖ 13.2.2 Interior - Windows: Hard to Open
  - 🔧 13.3.1 Interior - Walls, Ceilings: Minor Cracks
  - 🔧 13.4.1 Interior - Floors: Uneven Areas
  - 🔧 14.4.1 Kitchen, Laundry - Cabinets, Counter: Holes Inside Cabinet
  - 🔧 14.7.1 Kitchen, Laundry - Laundry: Vent Damaged or Clogged Open
  - 🔧 15.2.1 Kitchen, Laundry 2 - Cabinets, Counter: Holes Inside Cabinet
  - 🔧 16.2.1 Bathroom - Cabinets, Counter: Holes Inside Cabinet
  - 🔧 17.2.1 Bathroom 2 - Cabinets, Counter: Holes Inside Cabinet
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 18.2.1 Bathroom 3 - Cabinets, Counter: Holes Inside Cabinet

 19.2.1 Bathroom 4 - Cabinets, Counter: Holes Inside Cabinet

# 1: INSPECTION DETAILS

## Information

<b>Weather Conditions</b> Clear	<b>Exterior Temperature</b> 80-90 F	<b>Main Entry Faces</b> Not taken
<b>Type of Building</b> Single Family	<b>Area</b> Suburb	<b>Style</b> 2 Story, Basement
<b>In Attendance</b> No one	<b>Occupancy</b> Occupied - Furnished	<b>Utility: Sewage Disposal</b> Public or City
<b>Utility: Water Source</b> Public or City	<b>Utility: Status</b> All utilities on	<b>Additional Information: Radon Testing</b> Radon test in progress





2: EXTERIOR

Information

**Siding, Trim: Material**  
Brick Veneer, Vinyl or Plastic



**Platforms: Porch and Patio Material**  
Concrete, Brick



**Platforms: Deck and Balcony Material**  
Wood



**Platforms: Stair Material**  
None

**Platforms: Overhead Coverings**  
Open design

**Grounds: Landscaping and Grading**  
Steep slope

**Barriers: Fence and Gate Material**  
No Fence Installed

**Barriers: Retaining Wall Material**  
Concrete



**Driveway, Walkway: Material**  
Concrete



Deficiencies

## 2.1.1 Siding, Trim

**DAMAGED OR MISSING MATERIAL**

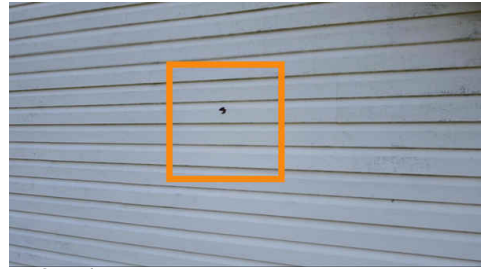
Damaged or Missing material noted, which could result in moisture intrusion, pest intrusion, or damaging leaks. Recommend evaluation by a qualified licensed contractor and repair or replace as needed.

## Recommendation

Contact a qualified siding specialist.



Recommendation



Left side

## 2.1.2 Siding, Trim

**LOOSE OR IMPROPER MATERIAL**

Loose trim or improperly installed trim noted. This could result in moisture intrusion, pest intrusion, or damaging leaks. Recommend correction by a qualified licensed contractor.

## Recommendation

Contact a qualified siding specialist.



Maintenance Item



Right side

## 2.1.3 Siding, Trim

**MILDEW OR ALGAE**

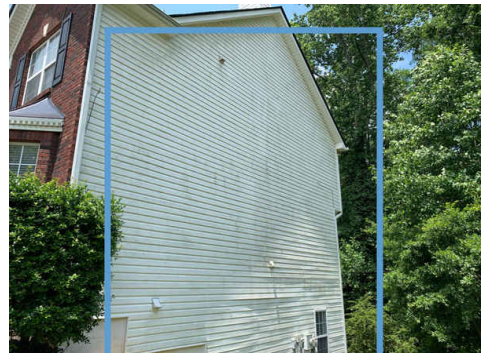
There are signs of algae or mildew on the siding. This is a cosmetic issue and is not uncommon, especially on shaded areas around the home. Recommend affected areas be washed or cleaned as regular home maintenance.

## Recommendation

Contact a handyman or DIY project



Maintenance Item



## 2.1.4 Siding, Trim

**REPAIR VENT**

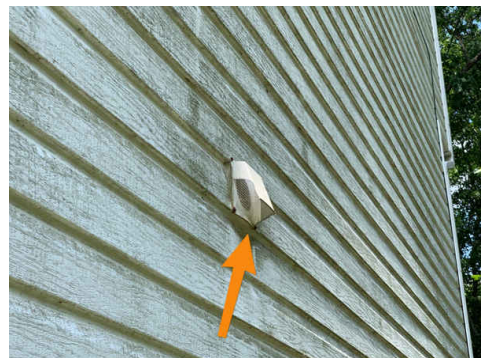
Recommend replacing ext vent

## Recommendation

Contact a qualified professional.



Recommendation



Right side

## 2.2.1 Driveway, Walkway

**RAISED OR SETTLED**

Surface appears to be raised or settled.



Maintenance Item

## Recommendation

Recommend monitoring.



## 2.2.2 Driveway, Walkway



## Recommendation

**TRIP HAZARD**

Trip hazards noted. Recommend correction by a qualified licensed contractor as needed.

## Recommendation

Contact a qualified general contractor.



## 2.3.1 Platforms



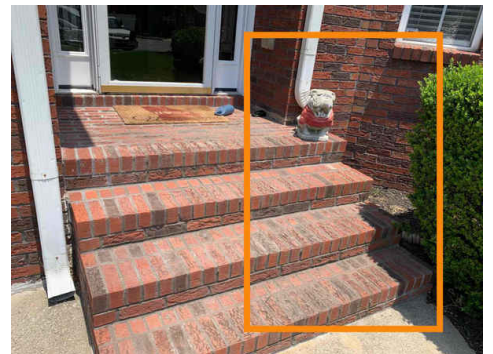
## Recommendation

**RAILS - MISSING**

Missing handrails or guardrails. Recommend installing railings for additional safety.

## Recommendation

Contact a handyman or DIY project





3: ROOF

Information

<b>Age</b> Unknown	<b>Style</b> Gable, Hip	<b>Covering, Flashing: Roof Material</b> Architectural Shingle
<b>Covering, Flashing: Flashing Material</b> Metal, Rubber	<b>Gutters, Downspouts: Material</b> Metal, Full gutter system	
<b>Inspection Method</b> Drone		



## Skylights, Chimneys: Chimney Material

Vinyl



## Limitations

Gutters, Downspouts

### **SUBSURFACE DRAINS**



Subsurface drains noted but not tested. They are not part of this inspection.



# 4: ATTIC

## Information

<b>General: Accessibility</b> Fully entered attic	<b>General: Style</b> Full size attic	<b>General: Framing</b> Truss framing
<b>Insulation, Vapor Barrier: Type</b> Fiberglass, Blown	<b>Insulation, Vapor Barrier: Depth</b> 10-15 inches	<b>Ventilation: Type</b> Soffit Vents, Ridge Vents



## Deficiencies

### 4.1.1 General

#### DAYLIGHT NOTED

Daylight seen at wall intersection in attic. Recommend sealing.

Recommendation

Contact a qualified professional.

 Recommendation





## 5: FOUNDATION

### Information

#### Basement: General

Fully finished, Poured concrete walls

#### Sump Pump: Location

Basement



### Limitations

Sump Pump

#### UNABLE TO TEST

Unable to manually test pump due to design. Verify proper operation with seller.

### Deficiencies

5.1.1 Basement

#### NO RETURN

Recommend adding handrail returns to wall.

Recommendation

Contact a qualified professional.



Maintenance Item



Shorten handrail Basement

# 6: ELECTRICAL

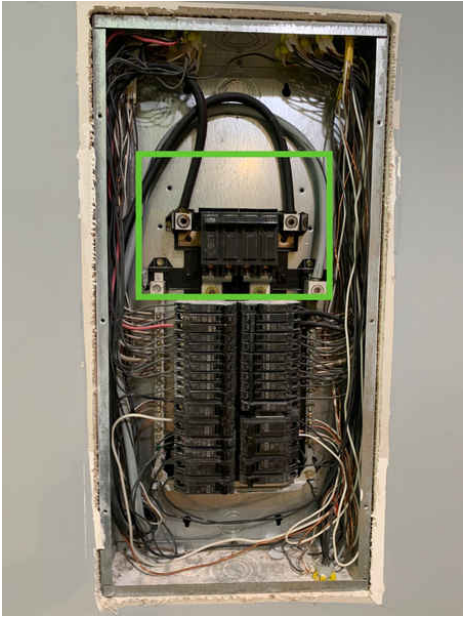
## Information

**Service Entry: Style and Type**  
Below Ground, 120/240 Volts



**Main Panel: Location**  
Basement

**Main Panel: Capacity**  
150 AMP



Main Cut Off

**Main Panel: Disconnect Type**  
Circuit Breaker

**Sub Panel: Garage**  
Exterior, Right, A/C Unit

**Sub Panel: Disconnect Type**  
Disconnect present

**Branch Wiring: Type**  
Copper, Romex or Non Metallic

**Switches, Outlets: Present and Tested**

**Lighting: Light Fixtures Present**

**Ceiling Fans: Fixtures Present**  
All fans in good working order

**Smoke and Carbon Monoxide Detectors: Detectors Present**

Units not tested during home inspection. We suggest additional carbon monoxide and smoke detectors be installed in appropriate locations, and tested as regular home maintenance.



## Deficiencies



## 6.8.1 Smoke and Carbon Monoxide Detectors

**ADD MORE AND RECOMMENDED UPGRADING**

Just a recommendation, not a requirement for upgrade.

Recommendation

Contact a qualified professional.



Maintenance Item

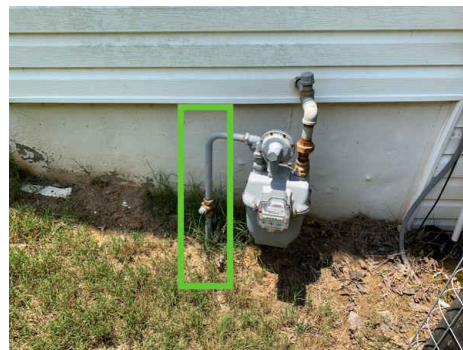
## 7: PLUMBING

### Information

**Supply Lines: Material**  
Copper

**Waste Lines: Material**  
Plastic

**Fuel System: General**  
Natural Gas



Main Cut Off

**Fuel System: Location**  
Exterior, Right

**Water Heater: Location**  
Basement, Utility Area

**Water Heater: Power Source, Capacity**  
Natural Gas, 40 Gallons

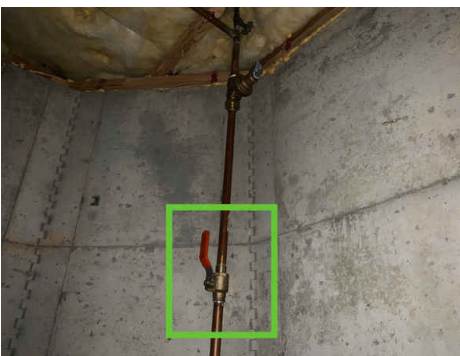
**Water Heater: Manufacturer**  
AO Smith

**Water Heater: Year of Manufacturer**  
2016

**Water Heater Ventilation: Material**  
Metal



**Main: Material, Size, Location**  
Copper, 3/4 inch diameter



Main Cut Off

## Hose Faucets: Functional

Visible hose faucet fixtures were tested, and appear to function as designed.

## Limitations

Main

### VALVE NOT TESTED

Main water shut off valve was not tested during the home inspection.

## Deficiencies

7.1.1 Main

### HIGH PSI >80

Water pressure is questionable. Pressure is greater than 80 PSI and may cause damage to fixtures and appliances. Recommend evaluation by a qualified licensed contractor and correct as needed.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard



100 psi's

## 8: COOLING

### Information

**Exterior Equipment: Power Disconnect Present**

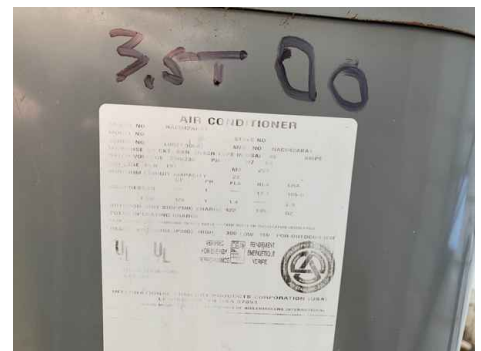
**Exterior Equipment: Location**  
Right, Appears to service the main floor, Appears to service the second story

**Exterior Equipment: Type**  
Central

**Exterior Equipment: Manufacturer**  
Comfort Maker

**Exterior Equipment: Capacity**  
3 1/2 tons

**Exterior Equipment: Year of Manufacturer**  
2000



**Exterior Equipment: Maximum Fuse**  
30 amps

**Interior Equipment: Location**  
Interior  
Attic, Appears to service the main floor, Appears to service the second story

**Interior Equipment: Manufacturer**  
Goodman

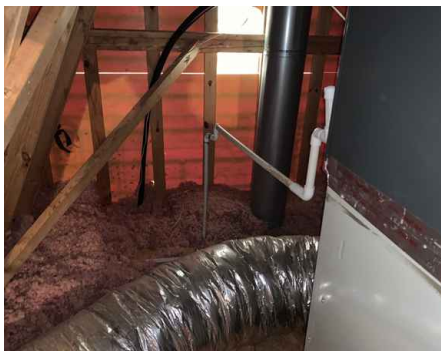
**Interior Equipment: Capacity**  
3 tons

**Interior Equipment: Year of Manufacturer**  
2012



**Interior Equipment: Air****Temperature Drop**

16-18 degrees F good cooling

**Interior Equipment:****Condensation Line**

## Deficiencies

### 8.1.1 Exterior Equipment

**OLDER UNIT**

Recommended unit be serviced and adding home warranty

Recommendation

Contact a qualified professional.



Recommendation

### 8.1.2 Exterior Equipment

**CDL**

Recommend extending the condensation line away from unit and foundation of the home

Recommendation

Contact a qualified professional.



Recommendation





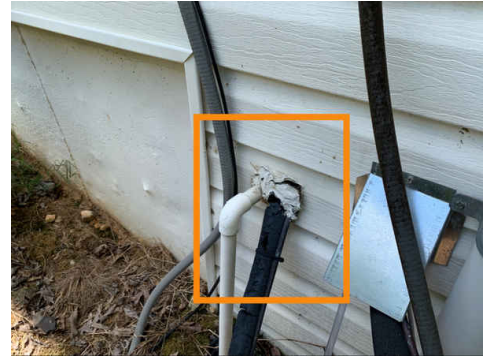
### 8.1.3 Exterior Equipment

#### **SEAL WALL PENETRATION**

Recommend dealing with epoxy or good quality sealant. Heat resistant

Recommendation

Contact a qualified professional.



### 8.2.1 Interior Equipment

#### **TYPICAL WEAR**

Unit appears to be functional, though signs of wear and aging noted. Recommend servicing unit and checking refrigerant level annually.

Recommendation

Contact a qualified HVAC professional.



9: COOLING 2

Information

Exterior Equipment: Power Disconnect Present

Exterior Equipment: Manufacturer Rheem



Exterior Equipment: Maximum Fuse 20 amps

Exterior Equipment: Location Right, Appears to service the basement

Exterior Equipment: Capacity 1 1/2 tons

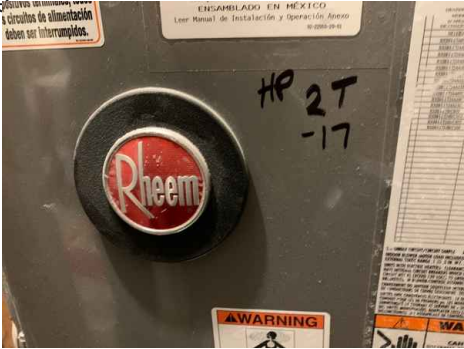
Exterior Equipment: Type Heat Pump

Exterior Equipment: Year of Manufacturer 2017



Interior Equipment: Location Interior Basement, Appears to service the basement

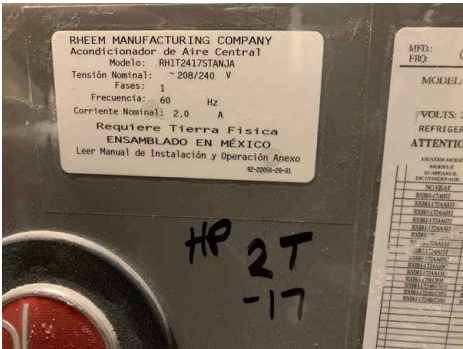
Interior Equipment: Manufacturer Rheem



Interior Equipment: Capacity 2 tons

Interior Equipment: Year of Manufacturer 2017

Interior Equipment: Air Temperature Drop 16-18 degrees F good cooling



## Interior Equipment: Condensation Pump



## Deficiencies

### 9.2.1 Interior Equipment

#### **ADD WATER ALARM/WATER SENSOR TO HVAC**

Reccomend adding battery operated water alarm. Or add one to hvac unit.

Recommendation

Contact a qualified professional.

— Recommendation

# 10: FIREPLACE

## Information

General: System and Fuel Type

Prefabricated metal, Gas assisted

General: Functional Damper

Present



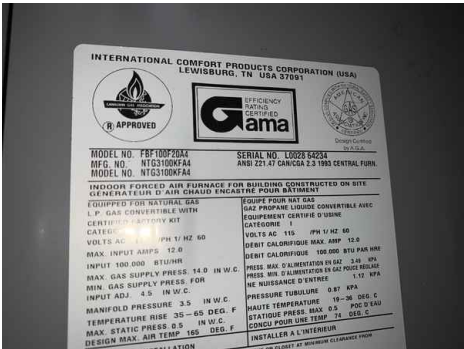
11: HEATING

Information

**Equipment: Location**  
Attic, Appears to service the main floor, Appears to service the second story

**Equipment: System and Fuel Type**  
Natural gas

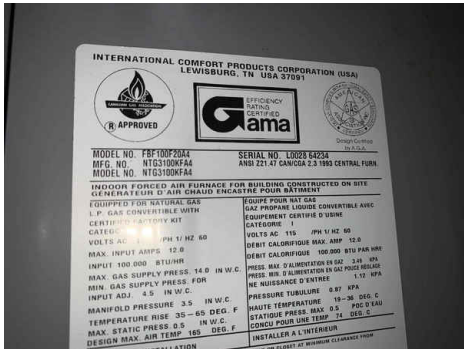
**Equipment: Manufacturer**  
International Comfort Products



**Equipment: Capacity**  
100000 BTU

**Equipment: Year of Manufacturer**  
2000

**Ventilation: Material**  
Metal



**Filter: Filter present**

**Duct or Distribution: Ductwork**  
Fiberglass duct board, Flexible round

**Thermostat: Thermostat present**



Deficiencies

11.1.1 Equipment  
**TYPICAL WEAR**

Maintenance Item



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Unit appears to be functional, though signs of wear and aging noted. Recommend servicing unit blower motor, pilot light, vent system and burners annually.

Recommendation

Recommend monitoring.

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#### 11.1.2 Equipment

### **OLDER THAN 7 YEARS**

 Recommendation

Heating system appears to be over 7 years old. Units of this advanced age are more susceptible to problems. It is recommended that any unit over 7 years old be serviced by a qualified licensed contractor annually. Verify service records with seller.

Recommendation

Contact a qualified HVAC professional.

12: HEATING 2

Information

<b>Equipment: Location</b> Basement, Appears to service the basement	<b>Equipment: System and Fuel Type</b> Electric, Heat pump	<b>Equipment: Manufacturer</b> Rheem
		
<b>Equipment: Capacity</b> Electric Heat	<b>Equipment: Year of Manufacturer</b> 2017	<b>Ventilation: Material</b> Electric Heat
		
<b>Filter: Filter present</b>	<b>Duct or Distribution: Ductwork</b> Fiberglass duct board, Flexible round	<b>Thermostat: Thermostat present</b>
		

Deficiencies

12.1.1 Equipment  
**TYPICAL WEAR**

Maintenance Item

---

Unit appears to be functional, though signs of wear and aging noted. Recommend servicing unit blower motor, pilot light, vent system and burners annually.

Recommendation

Recommend monitoring.

# 13: INTERIOR

## Information

<b>Doors: Type of Doors</b> Main entry, Interior, Exterior rear, French, Tempered Glass	<b>Windows: Type, Style, Material</b> Insulated glass, Single-hung, Vinyl	<b>Walls, Ceilings: Material</b> Drywall
<b>Floors: Material</b> Carpet, Wood, Tile	<b>Steps, Railings: Stairwell to Second Story</b>	



## Deficiencies

### 13.1.1 Doors

#### RUBS FRAME

Door appears to rub at the frame and is difficult to open or close. This may cause premature wear to the door or hardware. Recommend correction.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Back Side deck door

### 13.2.1 Windows

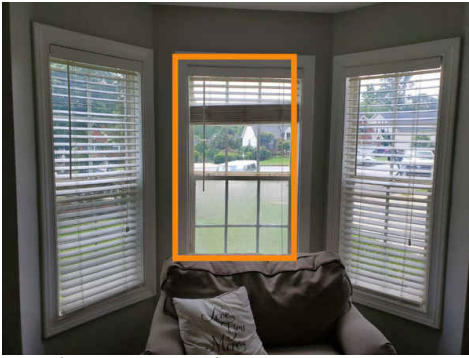
#### FOGGED GLASS

Fogged dual pane glass noted. Recommend replacement as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



1st Floor Front Side greatroom



2nd Floor Front RIGHT Bedroom

### 13.2.2 Windows

#### **HARD TO OPEN**



Some windows are difficult to open or painted / nailed shut. Recommend correction and ensuring proper operation for safety.

All windows

Recommendation

Contact a handyman or DIY project

### 13.3.1 Walls, Ceilings

#### **MINOR CRACKS**



Typical cracks noted. Some cracking is to be expected in all interior surfaces as the property settles with age. Recommend monitoring for future changes.

Recommendation

Recommend monitoring.

### 13.4.1 Floors

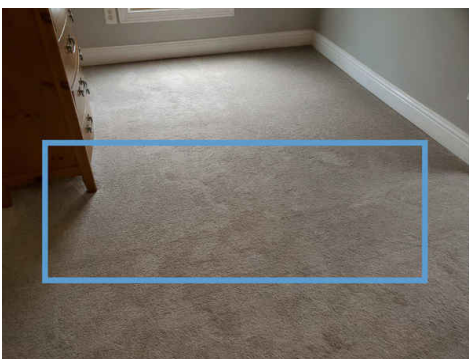
#### **UNEVEN AREAS**



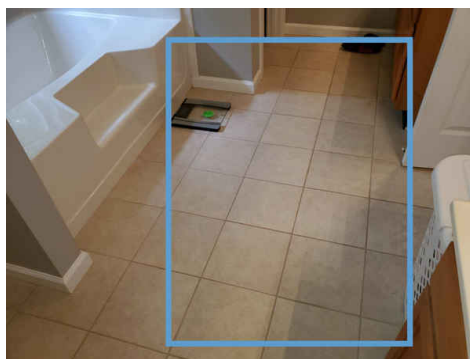
Uneven areas noted. No visible issues noted at time of inspection, though we recommend monitoring for future changes.

Recommendation

Recommend monitoring.



2nd Floor Master Bedroom



2nd Floor Master Bathroom



## 14: KITCHEN, LAUNDRY

### Information

**Sink: Sink Fixtures**

Primary Faucet, Spray Wand,  
Drain

**Garbage Disposal: Disposal  
Present****Dishwasher: Manufacturer  
Frigidaire****Cabinets, Counter: Material**

Wood cabinets, Solid surface  
countertop

**Range, Ventilation: Range  
Manufacturer**

GE

**Range, Ventilation: Vent Hood  
Type**

Recirculating vent, Built into  
microwave

**Range, Ventilation: Vent Hood  
Manufacturer**

Maytag

**Built-in Microwave: Manufacturer  
Maytag****Laundry: Location**

Main floor, Closet, Kitchen

**Laundry: Power Source**

240v service provided, No visible  
gas line, 120v wall outlet  
provided, Vent present

**Range, Ventilation: Range Type**

Gas combo range

**Limitations**

Laundry

**WASHER NOT TESTED**

Laundry plumbing was not tested. Inspector not allowed to operate shut off valves at laundry plumbing if an issue arises during the inspection. Recommend verifying proper operation of plumbing with sellers.

Laundry

**OWNER NOT PRESENT TO RUN**

Recommend running a cycle on both while performing final walk through

**Deficiencies**

14.4.1 Cabinets, Counter

**HOLES INSIDE CABINET**

Holes noted inside cabinets. Recommend sealing to prevent pest entry.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Foam Fill 1st Floor Kitchen

14.7.1 Laundry

**VENT DAMAGED OR CLOGGED OPEN**

Maintenance Item

Dryer vent flapper or cover is damage, missing, or clogged open. A clogged-open vent flapper may allow pest entry. We recommend regular cleaning and replacement of the vent cover as necessary.

Recommendation

Contact a handyman or DIY project



Back left corner

## 15: KITCHEN, LAUNDRY 2

### Information

#### Sink: Sink Fixtures

Primary Faucet, Spray Wand,  
Drain

#### Cabinets, Counter: Material

Wood cabinets, Solid surface  
countertop



### Deficiencies

#### 15.2.1 Cabinets, Counter

##### **HOLES INSIDE CABINET**

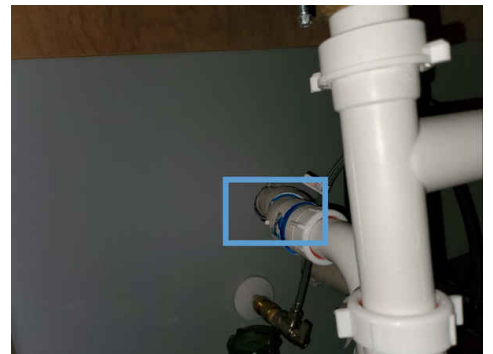
Holes noted inside cabinets. Recommend sealing to prevent pest entry.

#### Recommendation

Contact a handyman or DIY project




Maintenance Item



Foam Fill Basement Kitchen

16: BATHROOM

Information

<b>Location</b> Basement	<b>Sink: Type</b> Single sink faucet, Cabinet style	<b>Cabinets, Counter: Material</b> Wood cabinets, Solid surface counter
		
<b>Toilet: Toilet Present</b>	<b>Tub, Shower Fixtures: Shower Only, No Tub</b>	<b>Tub, Shower Surround: Material</b> Seamless walls, Solid shower floor
<b>Heat, Ventilation: Power Vent Present</b>		

Deficiencies


16.2.1 Cabinets, Counter

**HOLES INSIDE CABINET**

Holes noted inside cabinets. Recommend sealing to prevent pest entry.

Recommendation

Contact a handyman or DIY project

 Maintenance Item




Foam Fill Basement Bathroom



# 17: BATHROOM 2

## Information

<b>Location</b> Main floor, Hallway, Half	<b>Sink: Type</b> Single sink faucet, Cabinet style	<b>Cabinets, Counter: Material</b> Wood cabinets, Solid surface counter
		
<b>Toilet: Toilet Present</b>	<b>Heat, Ventilation: Power Vent Present</b>	

## Deficiencies

17.2.1 Cabinets, Counter

### HOLES INSIDE CABINET

Holes noted inside cabinets. Recommend sealing to prevent pest entry.

Recommendation

Contact a handyman or DIY project


 Maintenance Item



Foam Fill 1st Floor Bathroom

18: BATHROOM 3

Information

<b>Location</b> Second floor, Hallway, Junior Suite	<b>Sink: Type</b> Single sink faucet, Cabinet style	<b>Cabinets, Counter: Material</b> Wood cabinets, Solid surface counter
		
<b>Toilet: Toilet Present</b>	<b>Tub, Shower Fixtures: Tub and Shower Present</b>	<b>Tub, Shower Surround: Material</b> Seamless walls, Solid tub floor
<b>Heat, Ventilation: Power Vent Present</b>		

Deficiencies

18.2.1 Cabinets, Counter

HOLES INSIDE CABINET

Holes noted inside cabinets. Recommend sealing to prevent pest entry.

Recommendation

Contact a handyman or DIY project


 Maintenance Item



2nd Floor Bathroom

19: BATHROOM 4

Information

<b>Location</b> Second floor, Master bedroom	<b>Sink: Type</b> Double sink faucets, Cabinet style	<b>Cabinets, Counter: Material</b> Wood cabinets, Solid surface counter
		
<b>Toilet: Toilet Present</b>	<b>Tub, Shower Fixtures: Tub and Shower Present</b>	<b>Tub, Shower Surround: Material</b> Solid tub floor, Solid shower floor, Tile walls
<b>Heat, Ventilation: Power Vent Present</b>		

Deficiencies

19.2.1 Cabinets, Counter

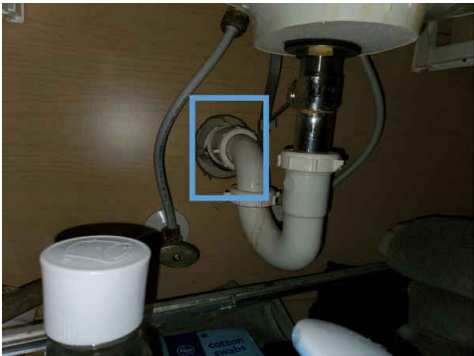
HOLES INSIDE CABINET

Holes noted inside cabinets. Recommend sealing to prevent pest entry.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Foam Fill 2nd Floor Master Bathroom

## 20: GARAGE, CARPORT

### Information

#### Location

Attached, Built in, Two car,  
Garage



#### Garage Overhead Door: Swing Doors only

Automatic  
Working



#### Floor: Limited View



#### Garage Entry Door: Entry Door Present

#### Walls, Ceiling, Fire barrier: Covering Material Present

### Limitations

Floor

#### **LIMITED VIEW**

Restricted access or view of floor due to personal belongings. Unable to fully inspect condition of floor.

Walls, Ceiling, Fire barrier

#### **LIMITED VIEW**

Unable to fully view wall or ceiling material due to personal belongings.

# STANDARDS OF PRACTICE

## 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.

## 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

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.

## Foundation

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.

## 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.

## 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.

## 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 is 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.

## Cooling 2

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 is 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

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames. II. The inspector shall describe: the type of fireplace. III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.

## 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.

## Heating 2

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.

## 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, steamgenerating 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.