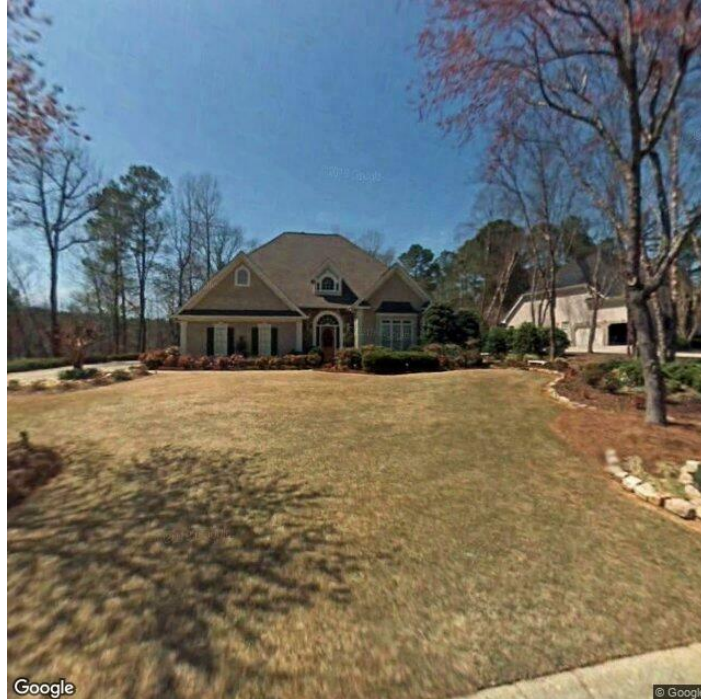




HARTWELL MANAGEMENT  
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## MAIN RESIDENTIAL

1234 Demo Ln NW  
Dreamy , GA 30101

John Doe  
MAY 19, 2023



Inspector  
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# SUMMARY



OBSERVATION/MAINTENANCE



RECOMMENDATION



SAFETY HAZARD

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- ⚠️ 3.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Deck Stairs
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# 1: INSPECTION DETAILS

## Information

**In Attendance**

Home Owner

**Occupancy**

Furnished

**Type of Building**

Single Family

**Temperature (approximate)**

73 Fahrenheit (F)

**Weather Conditions**

Clear

## 2: ROOF

### Information

<b>Inspection Method</b> Ladder, Roof	<b>Roof Type/Style</b> Hip	<b>Coverings: Material</b> Architectural Shingle
<b>Flashings: Material</b> Aluminum	<b>Gutters &amp; Downspouts: Gutter Material</b> Aluminum	<b>Roof Exhaust Vent / Flashing: Material</b> Metal

### Coverings: Homeowner's Responsibility

Recommended as the homeowner to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

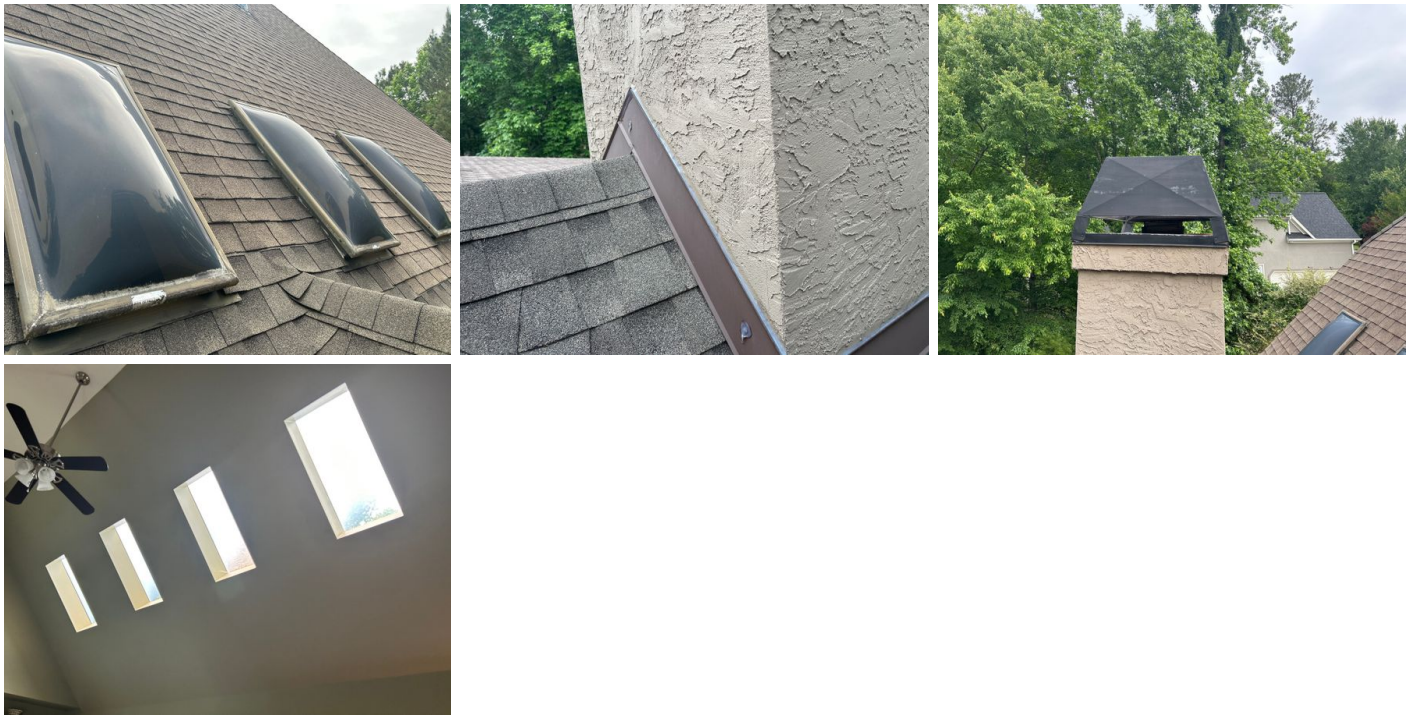
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



Skylights & Chimneys: Inspection Method

Roof



Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials, flashing, gutters, vents, skylights & chimney. There are components of the roof that are not visible because they are covered, not accessible at all, not walkable, or hidden.

Gutters & Downspouts

COULDN'T REACH ALL THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Skylights & Chimneys

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. Including the fire doors or screens, seals or gaskets, or mantels. Out of courtesy and when possible, we take a look at readily accessible and visible parts of the chimney flue.

Recommendation & deficiencies

2.1.1 Coverings

CRACKED AND DAMAGED ROOF COVERING

 Recommendation



I observed areas of cracked/splitting and damaged roof-covering materials. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



Fasteners are sealed, but this is incorrect



2.1.2 Coverings

**SECURE COVERING**

Recommendation

Contact a qualified professional.

 Recommendation

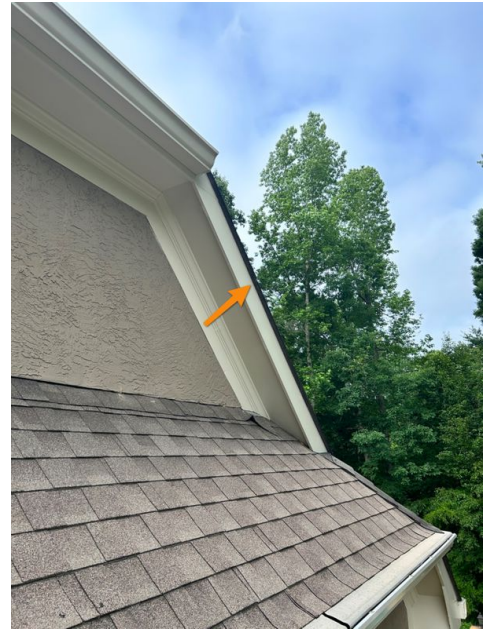


2.2.1 Flashings

**MISSING DRIP EDGE FLASHING**

 Observation/Maintenance

No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. This standard building practices in GA for installations from 2014.



### 2.3.1 Gutters & Downspouts

#### DEBRIS IN GUTTERS

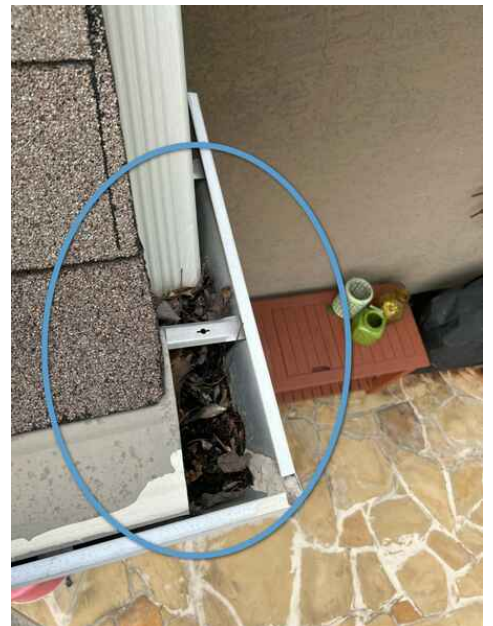
I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor



Observation/Maintenance



### 2.3.2 Gutters & Downspouts

#### GUTTERS MISSING

Recommend installing a gutter here and connecting to the gutter near so water is directed way from the door.

Recommendation

Contact a qualified gutter contractor



Recommendation



### 2.3.3 Gutters & Downspouts

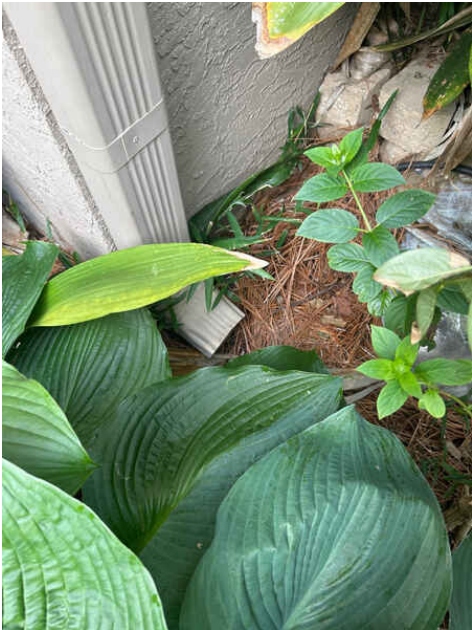
#### DOWNSPOUTS DRAIN NEAR HOUSE



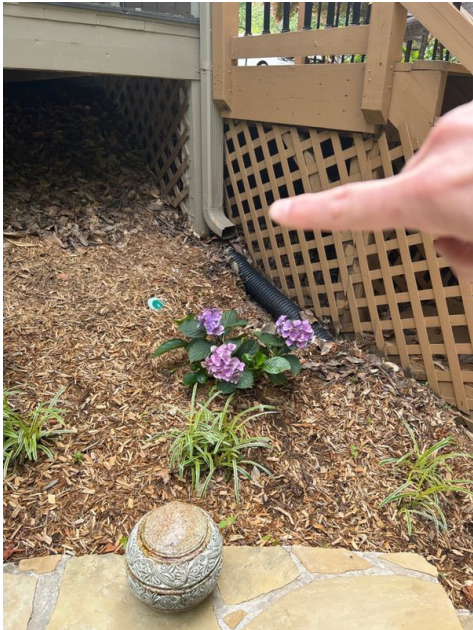
Observation/Maintenance



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 downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.



Several Around Home



2.3.4 Gutters & Downspouts

**GUTTER GUARD**

Gutter guards need minor adjustments

 Observation/Maintenance



### 3: EXTERIOR

#### Information

<b>General: Inspection Method</b> Visual	<b>Siding, Flashing &amp; Trim: Siding Material</b> Stone Veneer, Stucco	<b>Exterior Doors: Exterior Entry Doors</b> Steel
<b>Decks, Balconies, &amp; Porches: Appurtenance</b> Front Porch, Covered Porch, Deck with Steps, Patio	<b>Walkways, Patios &amp; Driveways: Driveway &amp; Walkway Material</b> Concrete, Pavers	<b>Walkways, Patios &amp; Driveways: Patio Material</b> Cobblestone

**General: Homeowner's Responsibility**

The exterior of the home slowly deteriorates and ages over time. The sun, wind, rain and temperatures are constantly affecting it. As an owner, you need to monitor the buildings exterior for its condition and weathertightness. Check the condition of all exterior materials and look for developing patterns of damage or deterioration. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.



**General: Inspected Ground Around Home**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. Also, inspected the driveway, walkways, porches, patios, and decks. Inspected stairs, steps, railing, etc.

**Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

Limitations

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. I did not reach and access closely every window, particularly those above the first floor level.

Decks, Balconies, & Porches

LIMITED INSPECTION

No Access



Recommendation & deficiencies

3.2.1 Eaves, Soffits & Fascia

SOFFIT HAS SOME DETERIORATION

BACK NEAR CHIMNEY

 Observation/Maintenance



3.3.1 Siding, Flashing & Trim

INADEQUATE GROUND CLEARANCE

Recommend better clearance from ground cover and base of home. This will help reduce the risk of deterioration and help with pest control.

 Observation/Maintenance





3.3.2 Siding, Flashing & Trim  
**SEAL OPENING**

 Observation/Maintenance



3.3.3 Siding, Flashing & Trim  
**PREVIOUS REPAIR NOTED**

 Observation/Maintenance



#### 3.4.1 Exterior Doors

### **THRESHOLD IS DAMAGED**

RIGHT SIDE OF HOME.

Recommend sealing this opening in the threshold.

Recommendation

Contact a qualified professional.



Recommendation



#### 3.6.1 Decks, Balconies, & Porches

### **IMPROPER DECK CONSTRUCTION PRACTICES**

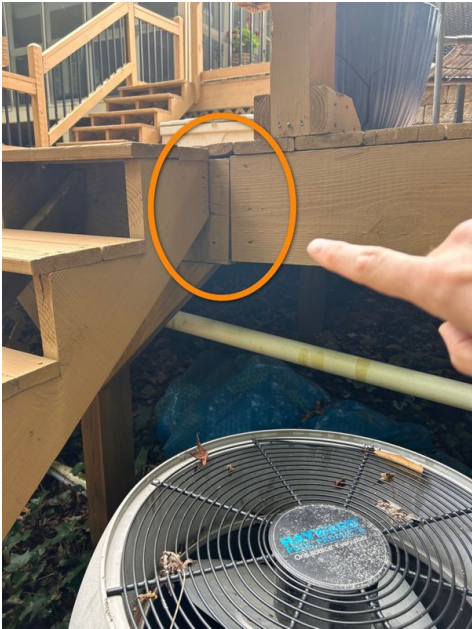
Deck joist not supported correctly over the post. Sagging is visible. Pic 1 & 2

Recommend correction at some point.



Recommendation





3.6.2 Decks, Balconies, & Porches

DECK POST

Recommendation

Deck feels solid. However, there are items that will need to be addressed. The post that have some rot can be addressed later. The post that is leaning, I feel needs correction sooner than later. Recommend mulch be pulled back away from each post to extend their life and reduce rot.

Recommendation  
Contact a qualified professional.



No Footer, Some Rot, Back Right Deck



Important: Correct Support Post. Leaning. Back Left Deck



No Visible Footer, Some Rot, Back Left Deck.

3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

DECK STAIRS

Stairs Secured with Nails Only

Safety Hazard

Recommend each staircase be secured with braces or screws. Notice the separation.

Recommendation

Contact a qualified professional.



3.7.2 Stairs, Steps, Stoops, Stairways & Ramps

**STAIRWAY ILLUMINATION**

 Safety Hazard

I observed inadequate illumination (lighting) for the stairway.

All stairs should have adequate lighting to see where you're stepping. There should be lighting for the stairway, steps, treads, and landings. For the exterior stairs, there should be a light at the top landing.

Recommendation

Contact a qualified professional.

3.8.1 Railings, Guards & Handrails

**MISSING HANDRAIL**

 Safety Hazard

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.





3.8.2 Railings, Guards & Handrails

**LOOSE RAILING COMPONENT**

 Observation/Maintenance

I observed one or more loose railing components. Railing should be able to support 200 lbs in any direction. Correction and further evaluation is recommended.

Recommendation  
Contact a qualified handyman.



3.8.3 Railings, Guards & Handrails

**MISSING GUARDRAIL**

 Safety Hazard

Current standards are to have railing at least 36" high.

Recommendation  
Contact a qualified professional.



## 3.9.1 Walkways, Patios &amp; Driveways



Observation/Maintenance

**DRIVEWAY CRACKING - MINOR**

Several minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.



## 3.9.2 Walkways, Patios &amp; Driveways



Observation/Maintenance

**WALKWAY CRACKING - MINOR**

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

[Here is a DIY article](#) on repairing cracked sidewalks.



## 3.10.1 Vegetation, Grading, Drainage &amp; Retaining Walls



Recommendation

**DEPRESSION IN LAWN**

I recommend asking the owner if there was a tree previously here. Maybe that is why it's sunken in.





# 4: FOUNDATION

## Information

Foundation: Floor Structure  
Slab

## Recommendation & deficiencies

4.1.1 Foundation

**FOUNDATION CRACK - MINOR**

GARAGE UTILITY ROOM

I observed indications of a minor crack at the foundation. The crack is hairline with no major displacement or movement.

Recommendation

Recommend monitoring.

 Observation/Maintenance

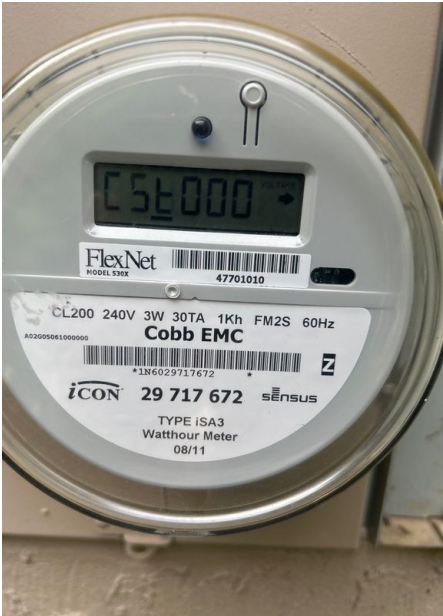




# 5: ELECTRICAL

## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
240 V



**Main & Subpanels, Service & Grounding: Panel Manufacturer**  
Square D

**Service Grounding & Bonding:**  
**Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.



**Main & Subpanels, Service & Grounding: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding: Panel Capacity**  
200 AMP

Main & Subpanels, Service & Grounding: Homeowner's Responsibility

Main Service Disconnect, Right Side

Owner needs to know where the main electrical panel is located, including the main service disconnect that turns everything off.



Main Service Disconnect

Main & Subpanels, Service & Grounding: Sub Panel Location

Garage



Limitations

General

UNABLE TO INSPECT EVERYTHING

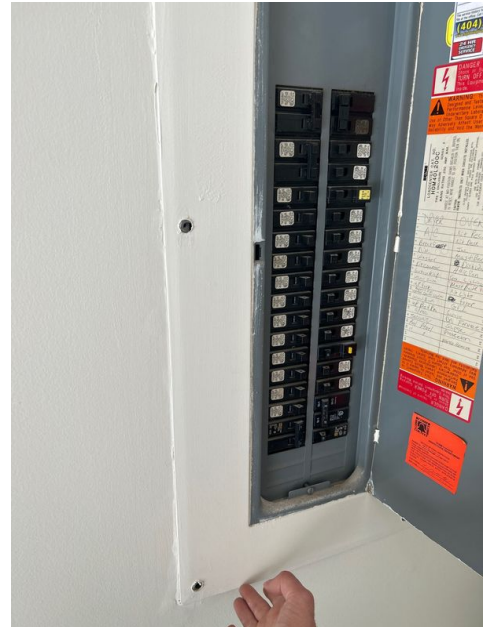
I was unable to inspect every electrical component or proper installation according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Main & Subpanels, Service & Grounding

## CAN NOT ACCESS/PAINTED SHUT

GARAGE

Unable to inspect wiring, breaker grounding/bonding, & other components. I was concerned paint would remove from the wall by taking the panel off.



Panelboards & Breakers

## UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

## Recommendation & deficiencies

5.6.1 Lighting Fixtures, Switches & Receptacles

## SWITCH UNABLE TO IDENTIFY

Unable to identify what one or more switches operate. There were a few on the exterior. Owner said they worked.



Several on Exterior, ask owner



## 5.6.2 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**LIGHT INOPERABLE**

## KITCHEN

One or more lights are not operating. New light bulb possibly needed. This was for the light above the sink.



## 5.6.3 Lighting Fixtures, Switches &amp; Receptacles



Observation/Maintenance

**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate. Recommend replacement.



## 5.6.4 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**OUTDOOR LIGHTING**

Seal around exterior lights to prevent water intrusion. Secure outdoor electrical outlet, it's exposed to the elements and water intrusion.



Recommend sealing all exterior lights



Right of Front Door

#### 5.6.5 Lighting Fixtures, Switches & Receptacles

##### **COVER PLATE LOOSE**

One or more outlet covers are loose and need tightening. This cover for the light fixture needs to be secured.

**Observation/Maintenance**

Several In Home



Upstairs Mst. Closet

#### 5.6.6 Lighting Fixtures, Switches & Receptacles

##### **LIGHT OPENING**

##### **MASTER BATHROOM**

It's cosmetic, but visible gap between light a fixture.

**Observation/Maintenance**



Mst. Bathroom

5.7.1 AFCIs

 Recommendation

**MISSING AFCI**

Living Room, Bedroom(s), Other Usable Space

No arc fault circuit interrupter (AFCI) breakers were installed for the identified locations. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices.

*\*NOTE\** A listed combination AFCI breaker is now required for all 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

5.8.1 GFCIs

 Recommendation

**MISSING GFCI**

Kitchen, Laundry Room, Garage, Bathroom(s), Porch/Patio, Deck

One or more electric receptacles at the laundry area and/or crawl space had no visible ground fault circuit interrupter (GFCI) protection, or it was unable to be determined if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



5.8.2 GFCIs

KITCHEN GFCI

There is one GFCI outlet in the kitchen. However, the other outlets are not connected to this so they maintain power even when the GFCI is tripped. Meaning, the other outlets are not GFCI protected.

 Observation/Maintenance



5.9.1 Presence of Smoke and CO Detectors

OLD DETECTORS, NEW DETECTORS RECOMMENDED

 Recommendation

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. The should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation  
Contact a qualified professional.

5.9.2 Presence of Smoke and CO Detectors

IMPROPER LOCATION OF SMOKE DETECTOR PER CURRENT STANDARD

 Recommendation

I observed indications of improper location of the smoke detector. Current standard is to have one in each bedroom. Only located two. 1. on main in hallway. 2. upstairs in hallway.

Smoke detectors should be installed on the ceiling, or installed on the wall no more than 12 inches from the ceiling.



# 6: GARAGE

## Information

**Garage Door: Material**  
Metal

**Garage Door: Type**  
Roll-Up, Automatic

**Garage**

Garage has some limitations regarding visibility. Sensors, door, and controller operated during inspection.



## Limitations

Walls & Firewalls

**UNABLE TO VERIFY FIREWALLS**

unable to verify if the door, walls, and ceiling meet current standards for fire safety



# 7: HEATING/FURNACE

## Information

<b>Equipment: Brand</b> American Standard	<b>Equipment: Energy Source</b> Gas	<b>Equipment: Heat Type</b> Forced Air
<b>Distribution Systems: Ductwork</b> Insulated		

**Equipment: Homeowner's Responsibility**

For best result, owner is to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



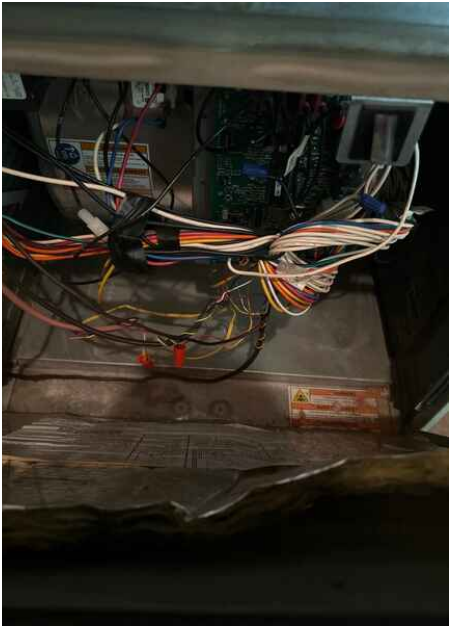
Attice



Attic



Garage Utility Room



Garage Utility Room



Checked Heating, Good

**Equipment: AFUE Rating**

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

**Recommendation & deficiencies**

## 7.1.1 Equipment

**SEDIMENT TRAP MISSING ON FURNACE**

## ATTIC UNIT

No sediment trap was installed in the gas supply line at the furnace or the trap was improperly installed. Sediment traps prevent damage to

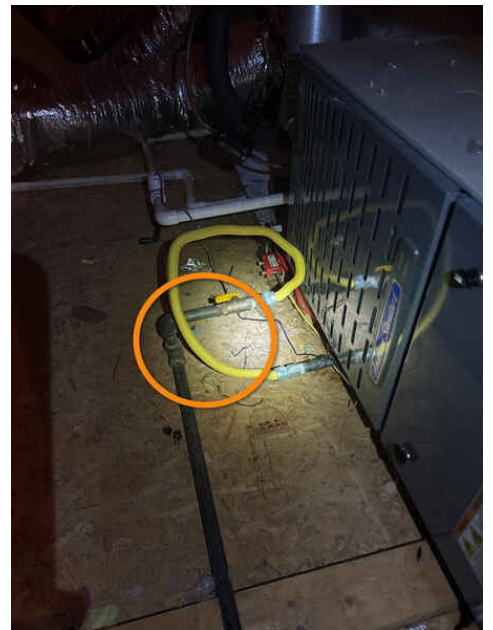
gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practice.

## Recommendation

Contact a qualified professional.



Recommendation



Attic

## 7.1.2 Equipment

**DUCT DEFECT**

## GARAGE UTILITY ROOM UNIT

Need a cover for the filter insert.

## Recommendation

Contact a qualified professional.



Recommendation



Garage Utility Room

# 8: COOLING

## Information

**Cooling Equipment: Brand**  
Carrier, American Standard

**Cooling Equipment: Energy Source/Type**  
Electric, Central Air Conditioner

**Cooling Equipment: Location**  
Left Side Of Home



**Normal Operating Controls: Brand**  
Nest

**Distribution System: Configuration**  
Central

### Cooling Equipment: Homeowner's Responsibility

As the owner, you need to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.





## Cooling Equipment: SEER Rating

15 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

## Recommendation & deficiencies

### 8.1.1 Cooling Equipment

#### **NEEDS MORE CLEARANCE FROM GROUND COVER**

Remove access pinestraw from around units.



Observation/Maintenance



9: PLUMBING, WATER, & FUEL SUPPLY

Information

**Water Supply : Water Supply Is Public**  
Meter Near Street Left Front

**Main Water Shut-Off Valve:**  
**Location of Main Shut-Off Valve**  
Garage Utility Room

**Drain, Waste, & Vent Systems:**  
**Drain Size**  
3"



Clean Out

**Drain, Waste, & Vent Systems:**  
**Material**  
ABS

**Water Supply, Distribution Systems & Fixtures: Water Supply Material (From Source)**  
Unknown

**Water Supply, Distribution Systems & Fixtures: Distribution Material (To Fixture)**  
Pex

**Hot Water Systems, Controls, Flues & Vents: Location**  
Garage Utility Room

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

**Hot Water Systems, Controls, Flues & Vents: Expansion Tank Present & TRP Valve Present**

## Fuel Distribution Systems: Main

### Gas Shut-off Location

Right Side Of Home

Gas Meter



### Main Water Shut-Off Valve: Homeowner's Responsibility

Owner needs to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

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

Navien

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

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

## Limitations

Drain, Waste, & Vent Systems

### NOT ALL PIPES ARE VISIBLE TO INSPECT

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply, Distribution Systems & Fixtures

### NOT ALL PIPES VISIBLE TO INSPECT

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

## Recommendation & deficiencies

9.4.1 Water Supply, Distribution Systems & Fixtures

### POLYBUTYLENE SUPPLY PIPES



Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

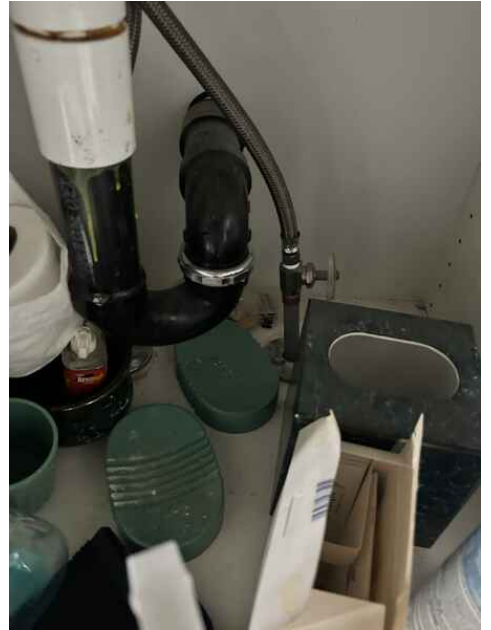
You can read more about polybutylene piping [here](#) and [here](#).



Upstairs Guest



Upstairs Guest & Mst Toilets



Mst. Upstairs



Mst. Upstairs



Toilet in 1/2 Bath Downstairs



# 10: FIREPLACE

## Information

### Fireplace: Type of Fireplace

Gas Fireplace Insert



## Limitations

Fireplace

### FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what was visible during the home inspection. It is recommend hiring a certified chimney sweep every year to inspect, sweep, and further evaluate the interior of the fireplace system as part of a homeowner's routine maintenance plan.



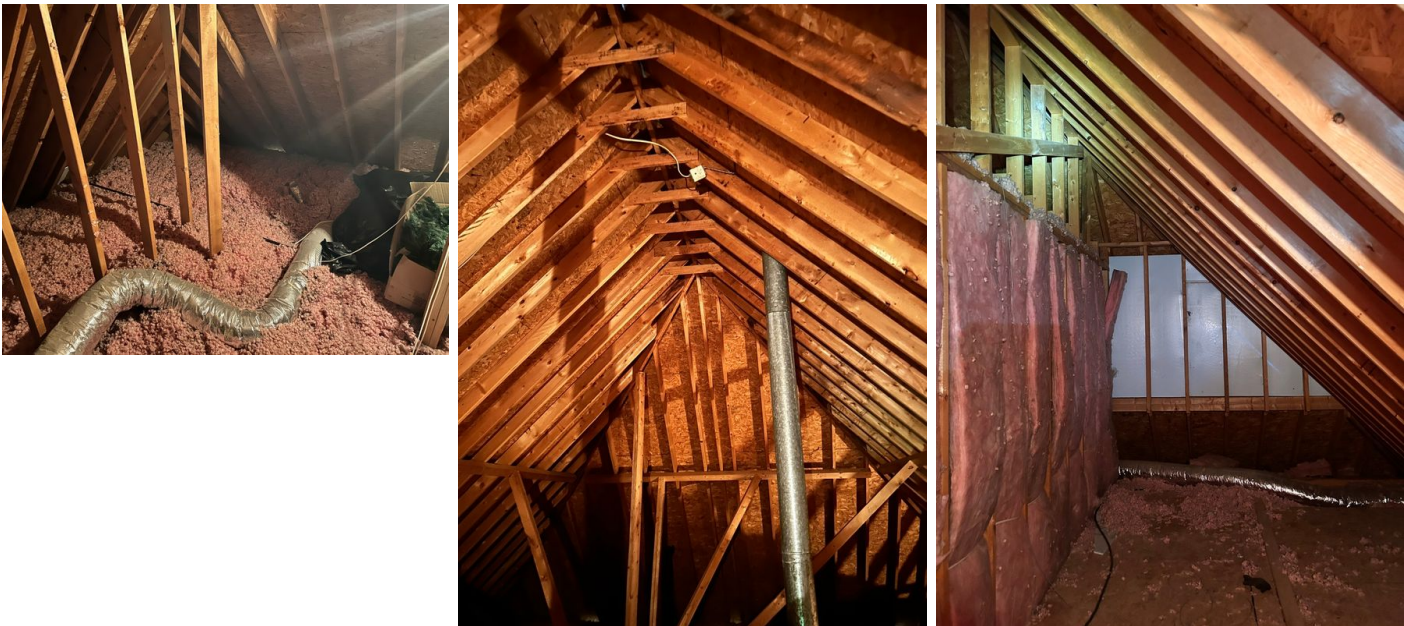
# 11: ATTIC, INSULATION & VENTILATION

## Information

<b>Insulation in Attic: Type of Insulation Observed</b>	<b>Ventilation in Attic: Ventilation Type</b>
Fiberglass, Loose Fill	Soffit Vents, Whole House Fan

### Attic

Observations. No visible signs of water intrusion at time of inspection.



**Insulation in Attic: Approximate Average Depth of Insulation**  
6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

## Limitations

### General OBSERVATION

Light visible around vent and insulation missing directly below. Recommend asking owner if they are aware of any prior water intrusion. I currently do not see any.



Light Around Vent is Visible



Missing insulation

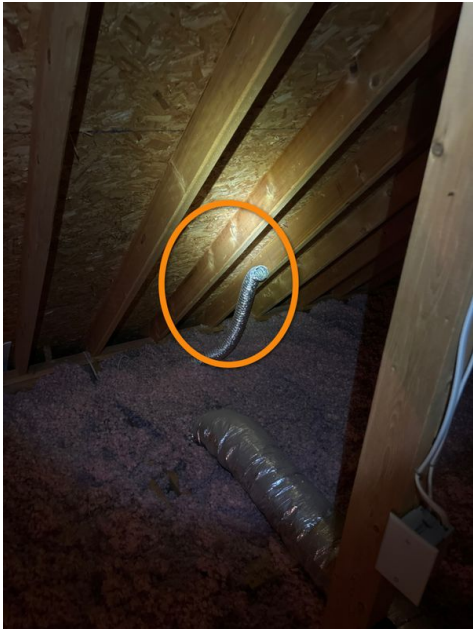
Recommendation & deficiencies

11.3.1 Ventilation in Attic  
**BATHROOM VENTS TO ATTIC**  
ATTIC

Recommendation

Current Standard in GA is for exhaust fans to vent directly to the exterior of the home. The two upstairs units exhaust into the attic. Recommend having them directed to the exterior.

Recommendation  
Contact a qualified professional.





# 12: BATHROOMS

## Information

### Bathroom Toilets: Toilets Inspected

All toilets were flushed.

### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



## Recommendation & deficiencies



## 12.2.1 Sinks, Tubs &amp; Showers

**LOOSE FIXTURE**

I observed one or more fixtures are loose and need to be tightened.



## 12.2.2 Sinks, Tubs &amp; Showers

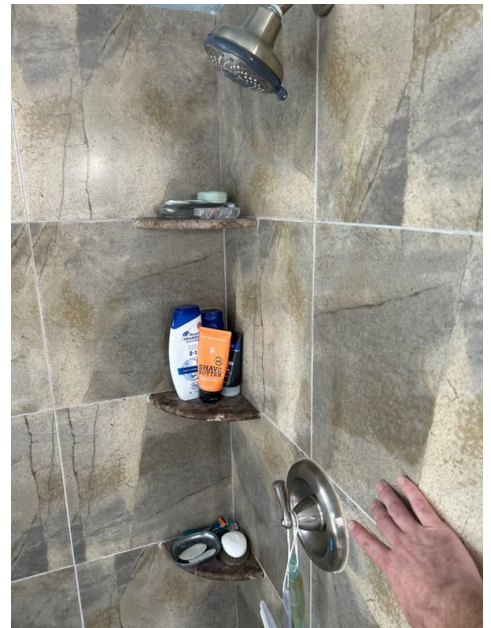
**NO RUNNING WATER AT FIXTURE**

MST. UPSTAIRS SHOWER

I observed that there was no running water at the fixture.

Recommendation

Contact a qualified plumbing contractor.



## 12.2.3 Sinks, Tubs &amp; Showers

**SHOWER SEALANT**

Recommend resealing/sealing these areas to help prevent water intrusion.





Mst. Upstairs Shower



Upstairs Guest

#### 12.2.4 Sinks, Tubs & Showers

### JACUZZI TUB

#### MST. UPSTAIRS BATHROOM

Motor came on but water did not circulate. Also, it drained slowly, so that is something to monitor. Ask owner where the access is for the pump.

#### Recommendation

Contact a qualified professional.



Recommendation



#### 12.3.1 Bathroom Exhaust Fan

### MISSING FAN

I observed that the full bathroom on the main and Mst. Upstairs bathroom do not have a mechanical exhaust fan installed at or near the showers.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

#### Recommendation

Contact a qualified general contractor.



Recommendation



Main full bathroom



Mst. Upstairs Bathroom

12.4.1 Cabinetry, Ceiling, Walls & Floor

**MINOR DEFECT**

MAIN FULL BATHROOM

I observed a minor repair in the bathroom floor.

 Observation/Maintenance



Main full bathroom



# 13: DOORS, WINDOWS & INTERIOR

## Information

<b>Windows: Window Type</b> Double Pane	<b>Floors: Floor Coverings Main Level</b> Hardwood, Tile	<b>Floors: Floor Coverings Upstairs</b> Carpet, Tile in Bathrooms
<b>Walls: Wall Material</b> Drywall, Wallpaper	<b>Ceilings: Ceiling Material</b> Gypsum Board	

## Recommendation & deficiencies

### 13.1.1 Doors

#### POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at an interior door was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary.

 Observation/Maintenance



### 13.2.1 Windows

#### WINDOW FILM

Appears the window film is starting to deteriorate, or the window could just be dirty.

 Recommendation



13.3.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

 Observation/Maintenance



Upstairs/office, guest

13.3.2 Floors

TILE BROKEN

KITCHEN/DINING  
Recommendation

Contact a qualified professional.

 Recommendation



13.4.1 Walls

**WALL PAPER NEEDS RESECURED**

DINING ROOM

Minor repair needed to wallpaper.

 Observation/Maintenance





# 14: LAUNDRY

## Information

**Clothes Dryer: Dryer Power Source**  
220 Electric

**Clothes Dryer: Dryer Vent**  
Metal

**Inspected Laundry Room**



## Limitations

General  
**ACCESS TO TEST**

Unable to test the sink due to personal items. Did not test washer and dry due to personal items.



Recommendation & deficiencies

14.1.1 Clothes Washer

 Observation/Maintenance

MISSING CATCH PAN

I observed a missing water catch pan that should be installed under the clothes washer.

Recommendation

Recommended DIY Project

# 15: KITCHEN/APPLIANCES

## Information

### Inspected Kitchen

I inspected the kitchen. Oven & microwave, refrigerator, and disposal working. Dishwasher was full so assuming it works. Already known, two range burners need replacing. Ventilation for stovetop working.



### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



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# STANDARDS OF PRACTICE

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## 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 inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Foundation

### I. The inspector shall inspect:

the foundation;  
the basement;  
the crawlspace; and  
structural components.

### II. The inspector shall describe:

the type of foundation; and  
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

## 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 serviceentrance 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 timecontrolled 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.

### **Heating/Furnace**

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.

### **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.

### **Plumbing, Water, & Fuel Supply**

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.

### **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, perate 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.

### **Attic, Insulation & Ventilation**

#### **The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

#### **The inspector shall describe:**

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

#### **The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

### **Bathrooms**

#### **The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

### **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, 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.

### **Laundry**

#### **The inspector shall inspect:**

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

### **Kitchen/Appliances**



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The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.