

# INSPECTION REPORT



ERIKSEN HOME INSPECTIONS  
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“Sample”  
RESIDENTIAL REPORT

*with 12 Report Categories*

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**Address:** 714 First Avenue

**City:** Homertown, GA 31699

This confidential report was prepared exclusively for:

Dr. Leo Marvin

**Date:** 6/18/2021

**INSPECTOR: JOHN ERIKSEN**  
**INTERNACHI CERTIFIED HOME INSPECTOR**  
**ID: NACHI19120241**  
**229-469-1183**

**REALTY AGENCY: EXPERT REALTY**  
**123 N ASHLEY ST, STE XYZ**  
**VALDOSTA, GA 31601-1234**

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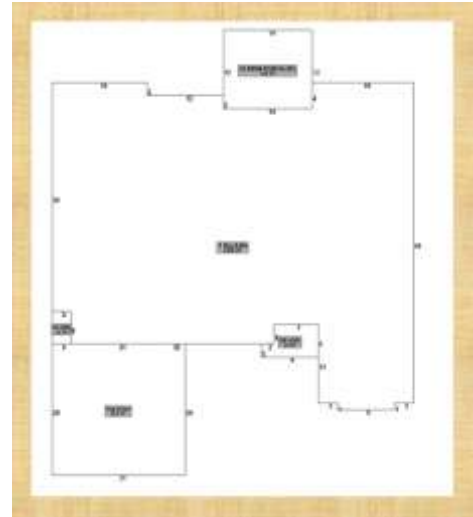
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## SUMMARY

This summary is provided as an overview only; you must read the entire report's 12 categories for a full understanding of the condition of this property at the time & date of the inspection. Comments with FYI are ***for your information***, and not a requirement of the standards of practice in our agreement

This deed-restricted property of 2,348 square feet under air has 4 bedrooms, 3 full baths, in a split floor plan with fireplace, walk-in laundry, and screen/tiled porch. From a distance, the general appearance of the property displays pride of ownership and of being in like-new condition. The attached double garage has a separate utility room, a metal door without insulation and a wireless door opener.



The wood-frame residence rests on a concrete slab-on-grade foundation with exterior siding of vertical & horizontal fiber cement panels all around, along with a section of decorative brick in front. All exterior doors feature large glass panels. Garage interior door is metal and fire approved. All windows are single-hung framing. All screens appear to be in good repair.

The home sits on a level lot of approx. one-third acre with a very slight positive incline that sheds water from the structure.

Interior walls are sheetrock (drywall). Ceilings are decorated with coffered designs. Floors are stained hardwood, along with carpeting in bedrooms and tile in baths and kitchen. A factory-built fireplace is designed into the back wall with a metal flue running through the roof above it. The kitchen and laundry have all electric appliances. Water and sewer are provided by Finch County. A main shut-off valve is located near the street by the driveway.

The architectural-grade asphalt shingle roof is primarily hip style, with three gables at the front, giving a ranch-style appearance. In front, two roof valleys shed water to the fascia (without gutters) surrounding the front door. At the rear, three roof valleys shed water over a gutterless fascia. Also at the rear side and east side there are 13 roof penetrations: 4 attic ridge vents, 1 chimney vent, 5 plumbing vents, and 3 bath "fan" vents. In addition to the 4 *attic vents* in the rear, two more "gable vents" for the attic are provided at the front of the house.

The structure was completed in 2010 by JT Jones Construction in the Pine Grove Subdivision, Lot 22, Phase 3 of Finch County, GA which is a master planned community with home owner covenants.

### Highlights of Safety and Maintenance Concerns:

#### **Safety:**

1. FRONT STEPS. Mortar holding brickwork is crumbling and in a few places is missing. Loose-fitting steps may cause a trip hazard. The garage entry door has similar brick steps; as a comparison, they are in very good condition.
2. GFCI. Dishwasher not plugged into GFCI receptacle, a common requirement.
3. GFCI. Master bath and SE corner bath are missing one GFCI receptacle
4. SMOKE DETECTOR. The fireplace room appears to be missing a smoke detector and carbon monoxide detector, both common code requirements.
5. SMOKE DETECTOR. A smoke detector is missing from the east hallway. Only the wiring and mounting bracket are in place.
6. LADDER. Attic pull-down ladder. FYI. The bottom step of this ladder is more than the standard one foot distance from the ground. As the last step down, the ground is further than the expected uniform step height of the other steps.
7. NAIL HAZARD. Nail points surround window frame in attic. This is a *decorative* window (upstairs) above the garage, mounted below the gable, but it is also a *functional* window. Numerous long nails are jutting out from the exterior and present a hazard for anyone opening, closing or locking this window.

#### **Maintenance:**

1. Decorative brick around front of house is loose or falling out in a few places.
2. Driveway has a deep crack ~ 1/8 inch wide for about 10' at the upper end; easily repaired.
3. Water heater is missing drain valve "handle." (FYI: I did not see a turn-off valve on the cold water line at water heater, a common feature.)
4. The AC return duct above the front hall (near kitchen) has a very dirty filter. Manufacturers recommend changing the filter approx every 90 days. The grill and immediate ductwork should be cleaned as well. Another return duct on the east hallway is not as dirty but should be cleaned and changed also. This

ensures the Air Handler will work efficiently and reduce contaminants reaching the Evaporator Coils which can be damaged by aerosols and other corrosive particles. Also, new filters ensure the air in the home is as clean as possible.

5. The fireplace should be cleaned every season. Currently, the firebox is filled with ashes. There is no "ash dump" in the factory-built unit so ashes must be shoveled out routinely.

# 1. REPORT ENVIRONMENT

➔	ATTENDANCE:		OCCUPANCY:		STYLE:
➔	Owner	➔	Furnished	➔	Ranch
	Tenants		Occupied		Colonial
	Realtor		Vacant		Cape Cod
	WEATHER:		TYPE OF BUILDING:		EXTRAS:
	Temperature: 76	➔	Single Family		Pool
	Clear		Duplex		Spa
➔	Cloudy (some sun)		Condo	➔	Sprinkler system
	Raining				Greenhouse
	Recent rain	4/3	BEDROOMS BATHS		
	HOUSE DIRECTION:		SQUARE FT: approx.		YEAR BUILT: approx.
	North - ➔South – East - West		➔2348	➔	2010
	NEIGHBORHOOD		WATER		SEWER
➔	HOA		City / ➔County	➔	City / ➔County
➔	PUD		Well		Septic System
	<b>ADDITIONS / ALTERATIONS:</b>			➔	<b>No</b>
<b>Location of addition: N/A</b>					
<b>REALTY AGENT: Mary Emmers; REALTY AGENCY: EXPERT REALTY</b>					

This inspection is limited to visible and accessible areas only and only to the components listed in the attached *Standards of Practice* and our prevailing contract/agreement.

## 2. ROOF

Components ▣	SER	MM	RR	SAF	NI
<b>2.1 Coverings</b>	▣				
<b>2.2 Roof Drainage Systems (gutters, downspouts, drains...) *NONE*</b>					▣
<b>2.3 Flashings</b>	▣				
<b>2.4 Skylights, Chimneys &amp; Other Roof Penetrations</b>	▣				

KEY: SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION ➔										
INSPECTION METHOD:					ROOF STYLE:					
➔	Ground				➔	Hip				
➔	Ladder				➔	Gable				
	Walking on roof									
ROOF PITCH:					VENT TYPES:					
	Flat		Low		Med	➔	Steep	(see Section 9 "Attic. . ." below)		
COVERING MATERIAL:					FLASHING MATERIAL:					
➔	Asphalt Shingles				Metal		➔	Metal		
	Wood shingle				Built-Up			Vinyl		
	Tile				Slate			Wood		
CHIMNEY:										
		Brick/Concrete		➔	Metal flue					
DRAINAGE / MITIGATION:					ROOF FRAMING TYPE:					
	Gutters Downspouts				YES	➔	NO	➔	Rafter / Joist	
Inspection Limitations, if any: Limited view around attic edges to see baffles, if any, or quantity of insulation.					Truss System					

Deficiencies & Recommendations	
<b>2.1</b>	Roof covering appeared in good condition for 10 years old. Sky was intermittently overcast on inspection day and some pictures below are somewhat dim.
<b>2.2</b>	No guttering was present.
<b>2.3</b>	Flashings appear functional.
<b>2.4</b>	Some roof vents, e.g. chimney, has lower flashing that presented an uplift in the immediate shingle below. Wind-driven rainwater might penetrate these areas. Recommend roofing contractor inspect and correct if necessary. These ripples are slight, but not normal.

Note on roof testing: The roof inspection does not guarantee that the roof has not, or is not currently leaking. The inspection reflects observations of the current general roof condition only. No water tests for leaks have been done.

ROOF PHOTOGRAPHIC EVIDENCE BELOW: ➔



**EAST SIDE - GOOD CONDITION**



**FRONT ROOF - WITHOUT GUTTERS, EXCESSIVE WATER COULD BE AN ISSUE IN FRONT OF HOUSE**



**TREE ENCROACHING ROOF LINE... monitor!**



**REAR ROOF WITH PENETRATIONS**



**FRONT OF HOUSE - EAST END**



**FRONT OF HOUSE - WEST END**





**FRONT VALLY & KICK FLASHING**



**PVC VENT SEEMS TO BUCKLE SLIGHTLY**



**Good shingles are totally flat (like this view),  
Curling indicates excessive age**



**Shingle Buckles Slightly below chimney**



EAST SIDE ROOF VIEW



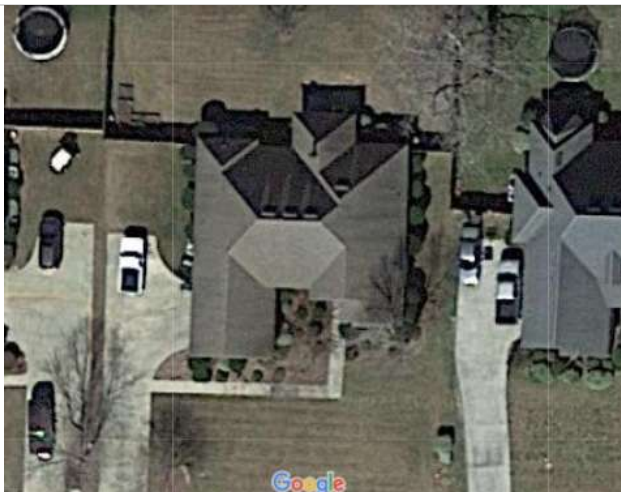
WEST SIDE ROOF VIEW



ROOF VALLEY - EAST REAR



ROOF VALLEY - WEST REAR



OVERVIEW OF ROOF



BACK YARD VIEW

### 3. EXTERIOR

Components ▪		SER	MM	RR	SAF	NI
3.1	Siding, Flashing, Trim	▪				
3.2	Exterior Doors	▪				
3.3	Walkways, Patios, Driveways		▪			
3.4	Decks, Balconies, Porches, Steps		▪			
3.5	Eaves, Fascia, Soffits	▪				
3.6	Vegetation, Grading, Drainage, Retaining Walls	▪				

KEY: SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION												
SIDING MATERIAL:						SIDING STYLE:						
Vinyl	➔	Hardyboard		Wood		CBS	➔	Board / Batten		Clapboard		Stucco
Metal		Brick		EIFS			Rustic		T1-11		Log style	
EXTERIOR DOORS:							➔ DECORATIVE BRICK					
➔	Metal		Wood	➔	Tempered Glass							
DECKS / PORCHES MATERIAL:						WALK / DRIVEWAY MATERIAL:						
➔	Concrete		Wood		Fiberglass	➔	Concrete		Asphalt		Gravel	
	Composite		Aluminum		Polycarb		Pavers		Brick		Block	
YARD FAUCET:			YES		NO	MAIN WATER SHUTOFF LOCATION:						
GRADING:		➔	Level	➔	Minor slope		Steep slope		Banking			
VEGETATION ISSUES:				Yes	➔	No						
Inspection Method:			➔	Visual		Thermal image						
Inspection Limitations, if any:												

Deficiencies & Recommendations	
3.1	Siding appeared in excellent condition; smooth, solid & without cracks. I could not find any cracks between horizontal siding planks. See photos.
3.2	Exterior doors functional and no rot on trim.
3.3	Walkway OK, but front steps need repair. This should be done asap.
3.4	Front steps need repair due to loss of mortar.
3.5	Fascia and soffit appeared in excellent condition at time of inspection.
3.6	Vegetation appeared well trimmed. However, since it is fairly heavy, its growth could lead to future issues of moisture retention and siding decay. Monitor & trim shady and dense areas.

Note on exterior walls: Wall insulation type (if any) and value not verified. UFFI insulation, if any, and potential hazards are not identified. Conditions inside walls cannot be judged. Testing for lead paint not performed. If walls are EIFS, this type of insulated wall should be evaluated by a qualified specialist.

EXTERIOR PHOTOGRAPHIC EVIDENCE BELOW: 



Some décor brick is loose around the front



Front steps require re mortar of joints



Entire front should be thoroughly checked out to ensure no loose bricks are present



Monitor decor brick for fit and strength



Good : Kick Out Flashing reduces wall moisture



**Common driveway crack; can be DIY fill in with appropriate material.**



**Front steps require re mortar of joints asap.**



**Good Exterior Sealing**



**All siding was in very good condition.**



Irrigation system. [ FYI: Ensure no water hits siding! ]



All soffits & fascia were in very good condition.



Siding is in very good condition



DRYER EXHUAST VENT - Clean out routinely



FRONT



BACK



**Proper view of exposed foundation : at least 8 inches above grade level**



**Fence & Gate in Good Condition**



**Windows / Screens appeared in good condition**



**Front door outdoor receptacle is not GFCI. Recommend update receptacle to GFCI + weatherproof.**

## 4. BASEMENT, CRAWLSPACE & FOUNDATION

Components ▪		SER	MM	RR	SAF	NI
4.1	Foundation	▪				
4.2	Basements & Crawlspace					▪
4.3	Floor Structure					▪
4.4	Wall Structure					▪
4.5	Ceiling Structure					▪

✓ KEY: SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION ➔										
FOUNDATION MATERIAL:				FOUNDATION TYPE:						
➔	Concrete		Wood	➔	Slab on grade		Basement		Crawlspace - Piers	Vapor Barrier
FOUNDATION WALLS:				CEILING MATERIAL:						
	Block		Brick		Wood		Concrete			
	Wood		Stone	➔	NA					
➔	Concrete									
Inspection Limitations, if any:								Inspection Method:		
➔								Visual		Thermal

Deficiencies & Recommendations	
4.1	The house lot slopes down to the street, therefore the back of the house is more prone to rise up on the slab foundation. The front, east and west sides appear good, but the back needs to be cleared so that no debris or soil come in contact with house siding.
4.2	No Crawl Space or basement exists
4.3	There are no basement floors, wall, or ceilings.
4.4	There are no basement floors, wall, or ceilings.
4.5	No crawlspace or basement ceiling exists

FOUNDATION PHOTOGRAPHIC EVIDENCE BELOW: ➔





## 5. HEATING

Components ▪		SER	MM	RR	SAF	NI
5.1	Equipment	▪				
5.2	Normal Operating Controls	▪				
5.3	Distribution Systems	▪				
5.4	Presence of Installed Heat Source in Each Room	▪				

SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF= Safety Issue NI= Not Inspected

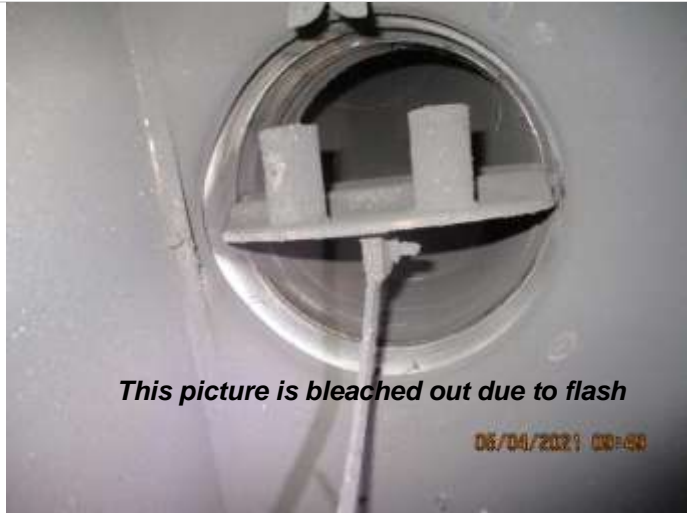
DESCRIPTION INFORMATION									
EQUIPMENT BRAND: <i>TRANE</i>				ENERGY SOURCE: ➔ Electric		Gas		➔ Wood	
DISTRIBUTION SYSTEM:			HEAT TYPE: ➔ Forced air		➔ Heat Pump		Propane		
➔ Flexible Duct	➔ Fireplace Woodstove			Natural gas		Wood		Ventless gas	
				Boiler		Radiant	➔	WOOD	
Inspection Limitations, if any: <i>Access door to Air Handler not observed.</i>						Inspection Method:			
						➔ Visual		➔ Thermal	

Deficiencies & Recommendations	
5.1	No deficiencies observed except missing CO detector & Smoke detector in fireplace room.
5.2	No deficiencies observed
5.3	No deficiencies observed
5.4	No deficiencies observed  More details on the Twin Components of the Electric AC System are under Cooling section.

HEATING PHOTOGRAPHIC EVIDENCE BELOW:



FYI: When operating, flammable materials should not be stored here



*This picture is bleached out due to flash*

Looking up fireplace at chimney flue



Damper arm.

Looking up fireplace at chimney flue



Fire Box Walls



Fire Box floor with ashes



Smoke and CO Detectors NOT observed in fireplace room



Trane Compressor & Condenser and Compressor



Trane Air Handler  
(Contains Evaporator Cooling Coils)  
All AC Components were Functioning



Air system Thermostat – Hallway near Kitchen



## 6. COOLING

Components ▪		SER	MM	RR	SAF	NI
6.1	Cooling Equipment	▪				
6.2	Normal Operating Controls	▪				
6.3	Distribution System	▪				
6.4	Presence of Installed Cooling Source in Each Room	▪				

KEY: SER= Serviceable MM=Maintenance Issues RR = Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION ➔							
EQUIPMENT BRAND: <i>TRANE XB-13</i>			ENERGY SOURCE: ➔	Electric	Volts: 240		Propane
TYPE OF AC: ➔		<i>Central</i>					
Room		Evap. Cooler	SEER rating = *				
LOCATION OF THERMOSTAT: Hallway next to kitchen							
DISTRIBUTION SYSTEM:				COOLING EQUIP. SITE: <u>WEST SIDE</u>		Inspection Method:	
➔	Flexible Duct		NA			➔ Visual	➔ Thermal
Inspection Limitations, if any: Limited access to view all ductwork.							
* SEER RATING – SHOULD BE ON YELLOW STICKER - OUTSIDE COMPRESSOR UNIT BUT DID NOT OBSERVE							

Deficiencies & Recommendations	
6.1	NOTE: Seller’s disclosure cites July 2020 as last date of AC system service.
6.2	All functional
6.3	All functional
6.4	All functional

COOLING PHOTOGRAPHIC EVIDENCE BELOW: ➔



Trane Compressor-Condenser Unit Outside



Trane Compressor-Condenser Unit Outside



Looking Inside Trane Compressor Unit



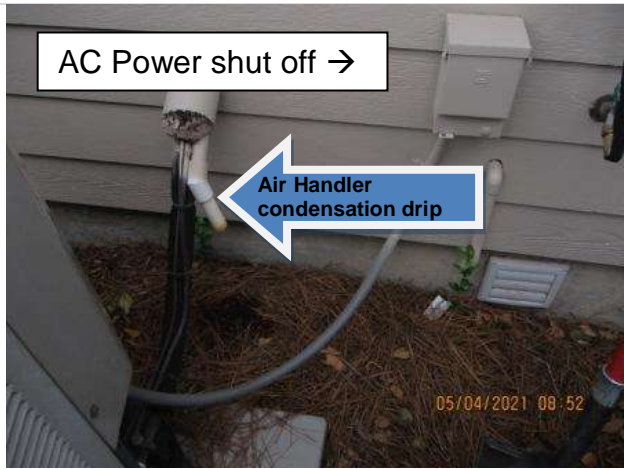
Trane Model # 4TWB3042A1000BB  
Manuf. Date: 2010



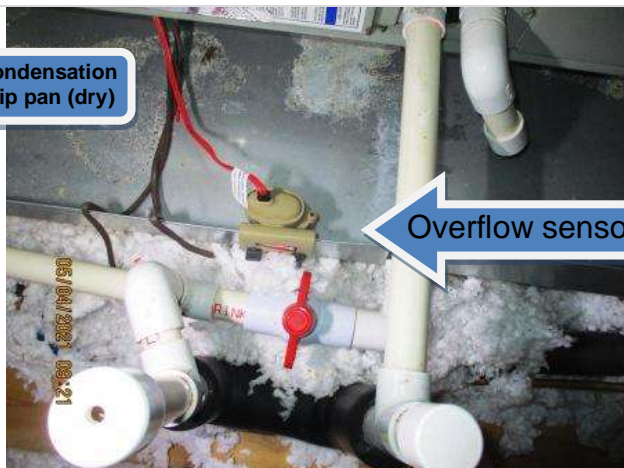
Compressor Disperses Heat Uniformly



THERMOSTAT - NEAR KITCHEN HALL



Trane Air Handler in attic. Contains Evaporator Coil that cools air.



Looking down at the front of the Air Handle

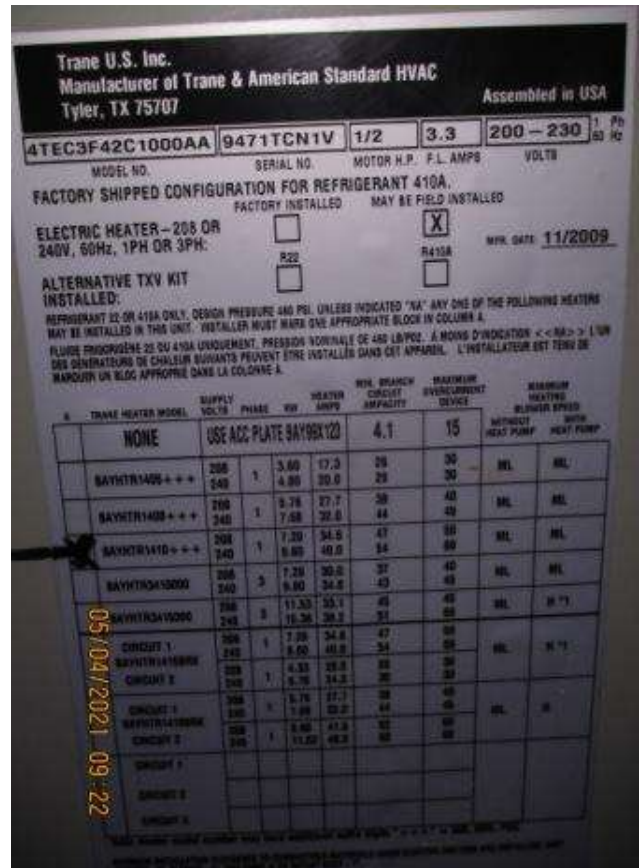


Condensation drip pan is dry. Good!





AIR HANDLER MODEL & SERIAL # ABOVE



AIR HANDLER MODEL & SERIAL # ABOVE



AIR HANDLER CONDENSATION LINES

**PROBLEM: MY UNIT HAS STOPPED COOLING**

IF YOUR UNIT IS NO LONGER BLOWING COOL AIR, IT COULD BE:

- FAULTY THERMOSTAT**  
Make sure it's set properly and reading the temperature accurately
- WRONG FAN SETTING**  
Make sure the thermostat fan is set to "auto" and not "on"
- LEAKY DUCTS**  
Have a professional clean and seal your ducts
- OBSTRUCTED OUTSIDE UNIT**  
Check the outside unit for debris or blockage
- DIRTY FILTER**  
Clean or replace the filter
- REFRIGERANT LEAK**  
Call a technician to repair and recharge your system
- DRAINAGE PROBLEM**  
Check the drain for clogs

## 7. PLUMBING

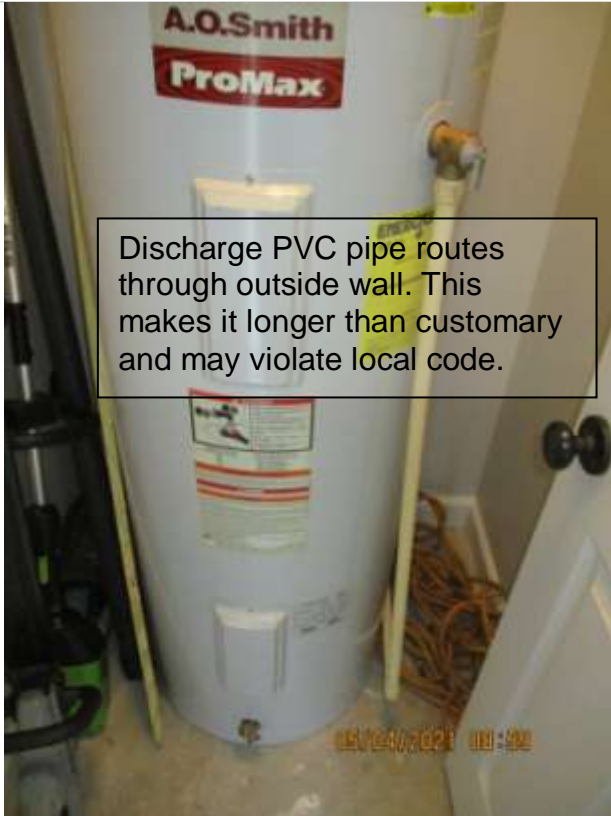
Components ▪		SER	MM	RR	SAF	NI
7.1	Main Water Shut-off Device	▪				
7.2	Drain, Waste, & Vent Systems	▪				
7.3	Water Supply, Distribution Systems & Fixtures	▪				
7.4	Hot Water Systems, Controls, Flues & Vents	▪				
7.5	Fuel Storage & Distribution Systems (Natural gas or oil tanks)					▪
7.6	Sump Pump					▪

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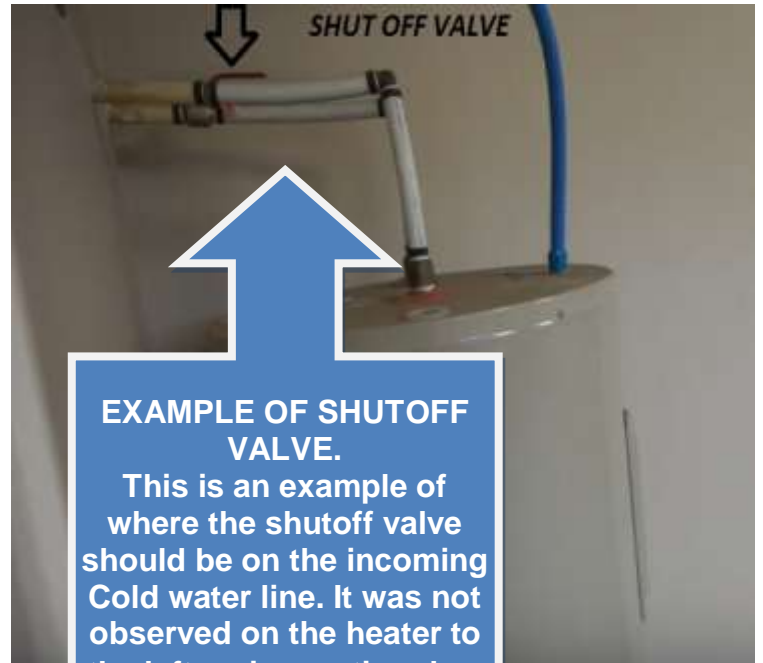
DESCRIPTION INFORMATION ➔													
MAIN WATER SHUT OFF VALVE LOCATION:						WATER SOURCE:							
	North	➔	South		East		West		City		Private Well		
								➔	County		Community Well		
WASTE LINE:			Copper		Galv.	WASTE SYSTEM:							
		➔	PVC		Iron	➔	County Sewer		Septic Tank				
			Copper		Galv.		Gray water pipe						
WASTE PIPE SIZE:			➔	1.5"		2"	WATER HEATER SITE:		➔	Garage		Attic	
										Basement			
SUMP PUMP PRESENT:				Yes	➔	No	WATER HTR CAPACITY:		30		40	➔	50
							WATER HTR POWER:		➔	Electric		Gas	
FUEL SYS. VALVE:		➔	NA		N		E		S		W	Inspection Limitations, if any: Vegetation may have blocked view of any other shutoff valves	
			Natural gas		Oil		Propane		N/A				

Deficiencies & Recommendations	
7.1	Main water shutoff near street should be cleaned out. The valve is below loose dirt. The valve should be accessible at all times in case of emergencies.
7.2	All drains & vents work properly.
7.3	All water supplies have good pressure and no present leaks at time of inspection.
7.4	Hot water tank heats water very well. Routinely monitor for rust & potential leaks at top & bottom.
7.5	No fuel storage observed.
7.6	No sump pump exists.

PLUMBING PHOTOGRAPHIC EVIDENCE BELOW:



50 Gal Tank. Did not observe customary cold water shutoff valve at top.



Water heater is missing bottom drip pan.



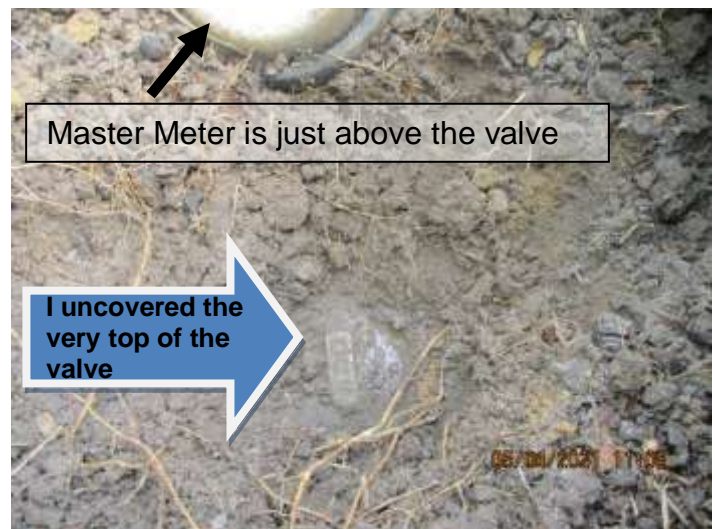
Drain at bottom of tank is missing valve "handle"



Expansion Tank is an upgrade that adjusts for excess pressure in the main tank.



LOOKING FROM STREET NEXT TO DRIVEWAY



Water Master Meter at Street



Whirlpool tub should have panel door in front to access water pump (maintenance)



Guest bath – south side



Guest bath – south side - Dry



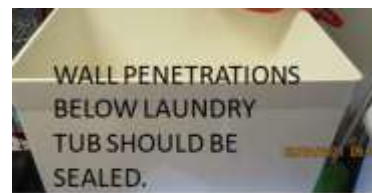
No active leaks under any bath cabinets. The slight water stains here were the only indication of previous drips.



Very good pressure on all plumbing. Hot water is very hot.



Washer faucets operate normally



Sealing all plumbing access holes will save energy and stop insects



**Washer – Dryer not tested; not  
part of sale**

## 8. ELECTRICAL

Components ▪		SER	MM	RR	SAF	NI
8.1	Service Entrance Conductors	▪				
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	▪				
8.3	Branch Wiring Circuits, Breakers & Fuses	▪				
8.4	Lighting Fixtures, Switches & Receptacles	▪				
8.5	GFCI & AFCI				▪	
8.6	Smoke Detectors				▪	
8.7	Carbon Monoxide Detectors				▪	

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DESCRIPTION INFORMATION →											
ELECTRICAL SERVICE ENTRANCE CONDUCTORS:						MAIN SERVICE PANEL LOCATION:			SubPanel: NA		
➔	Below ground		Pole & Drip Loop	➔	Garage*		Basement				
* Circuit Breaker Panel is located in utility room within garage.						ELECTRIC SERVICE CAPACITY IN AMPS:					
			60		100		150	➔	200		
PANEL MANUFACTURER: <i>Square D</i>						Overcurrent Device:			➔ BREAKERS		FUSES
						CIRCUIT WIRING METHOD:					
BRANCH CIRCUITS IN AMPS (A)			15A	➔	20	➔	Romex		Cloth		Knob & Tube
➔	30 A	➔	40 A	➔	50 A		60 A				
BRANCH CIRCUIT CONDUCTOR MATERIAL: COPPER						Inspection Limitations, if any: <i>Most wiring was hidden behind walls and attic insulation.</i>					
	COPPER		ALUMINUM								
Inspection Method:		➔	Visual	➔	Thermal Imaging						

NOTE: Home inspectors don't remove circuit breakers from the panel, and it is possible that arcing or burn marks may exist but are hidden behind the breakers.

Deficiencies, Comments & Recommendations	
8.1	Functional
8.2	FYI: Some insect debris is at the bottom of the service panel. Recommend a person with appropriate knowledge, skills, licensing clean this area. Monitor for future occurrence. Insects can be hazardous within electrical components.
8.3	Functional
8.4	Functional
8.5	Front door outdoor receptacle is weather-protected, but not GFCI as required by code. Master bath is missing 1 GFCI outlet. Guest bath: GFCI and non-GFCI are also co-mingled; Ensure

	all are GFCI. Kitchen below sink needs GFCI for dishwasher/disposal.
8.6	Two missing smoke detectors: 1. Near fireplace (also needs CO detector); 2. East hallway ceiling near front bedroom
8.7	Fireplace should have a Carbon Monoxide detector within the same room.

ELECTRICAL PHOTOGRAPHIC EVIDENCE BELOW:



Main Breaker Panel – good condition at front



Three AFCI Breakers are Yellow (warm) which is normal



WIRING IS VERY WELL ORGANIZED



Square D brand panel





All Copper Branch wiring. Good!



No issues observed; some insects in cabinet should be cleaned up and monitored



**INSECTS CAN BE HAZARDOUS IN ELEC. PANELS**  
RECOMMEND THAT A PROFESSIONAL LICENSED ELECTRICIAN INSPECT & CLEAN.



**Square D brand panel**

**NOTE: Although breakers appear normal, it is possible that arcing or burn marks may exist within**



Main Service cables (220v service)



Hallway smoke detector is missing



Fireplace room - Smoke Detector and CO Detector not observed



GFCI Receptacle not available on Master Bath counter nearest toilet. Also, missing in Guest bath (below). GFCI can save lives in wet areas.



GFCI

GUEST BATHS



NOT GFCI



Colquitt EMC Smart Meter



Walls and box have new matching paint

## 9. ATTIC, INSULATION & VENTILATION

Components ▪		SER	MM	RR	SAF	NI
9.1	Attic & Attic Insulation	▪				
9.2	Vapor Retarders (Crawlspace or Basement) <b>NOT PRESENT</b>					▪
9.3	Ventilation	▪				
9.4	Exhaust Systems	▪				

KEY: SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION ➔										
ATTIC INSULATION TYPE:			ATTIC INSULATION INCHES: 11			EXHAUST FAN LOCATIONS:				
➔	Blown	Rolls / batts	Other type:			1. 1-NW rear corner (master bath)				
ATTIC VENTILATION METHOD:			CRAWL SP. VAPOR BARRIER:			2. 2-East side – 2 bathrooms				
➔	Gable vt	Soffit vents	➔	None	Fully Encapsulated	3.				
	Box	➔ Off Ridge (box)	Partial		Full	4.				
	Turbine	Power vent	SITE OF CRAWLSPACE DOOR:			Cooktop has exhaust venting to outside:		Yes	➔	No
			➔	NA	N	S	E	W		
Inspection Method:		➔	Visual	Thermal imaging		Dryer Vents Outside:		➔	Yes	No
Inspection Limitations, if any: Limited view of attic perimeter due to tight space and blown insulation.										

Deficiencies & Recommendations	
9.1	Original attic blown-in insulation appears unsettled and sufficiently distributed.
9.2	Basement does not exist at this residence.
9.3	Functional.
9.4	Functional exhaust systems.

ATTIC / INSULATION PHOTOGRAPHIC EVIDENCE BELOW:





Looking east over front of house towards front door



Looking west over laundry room  
*FYI: The insulation co. did not leave markers to indicate exact depth of insulation, as is customary.*



Looking UP to back roof and "off-ridge" vents. Note that there are no watermarks or evidence of leaks at the time of inspection.



**FYI: By insulating blue water lines they will keep cold water cooler in summer.**



**FYI: The uninsulated deck below the cabling could be covered with 6 mil plastic to provide quick access and also keep garage cooler in summer.**



**FRAMING APPEARED IN GOOD CONDITION**



**Former wasp nest around front attic window**



**Attic access light & outlet OK**



**Uninsulated areas exist over garage**

## 10. DOORS, WINDOWS, INTERIOR

Components ▪		SER	MM	RR	SAF	NI
10.1	Doors	▪				
10.2	Windows	▪				
10.3	Floors	▪				
10.4	Walls	▪				
10.5	Ceilings	▪				
10.6	Steps, Stairways & Railings					▪
10.7	Countertops & Cabinets	▪				
10.8	Fireplace		▪			

KEY: SER = Serviceable MM = Maintenance Issues RR = Repair/Replace SAF = Safety Issue NI = Not Inspected

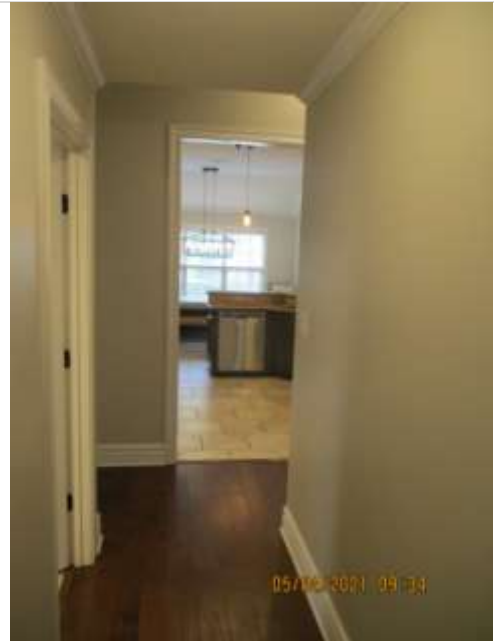
DESCRIPTION INFORMATION ➔										
WALL MATERIAL: DRYWALL					WINDOW MANUFACTURER: UNK.					
➔	Drywall		Wood		Veneer					
FLOOR COVERING:					Window Type: ➔		Single Hung		Double Hung	
	Engineered Wood		Vinyl	➔	Wood		Awning			
➔	Carpet	➔	TILES		Linoleum		Single Pane	➔	Dual Pane	
					CEILING STYLE: ➔		Tray		Cathedral	
COUNTER TOPS / CABINETS:					Flat		➔	Coffered		
	Laminate	➔	Granite		Tile		Wood	LAUNDRY: ➔		
	Marble		Other Engineered Stone					Shelving	➔	Cabinets
FIREPLACE: ➔		Wood		Gas		Electric	Notes: Notes: Fireplace appears as "wood" burning only. No gas lines or valves were observed. Plenty of ash is in the firebox.			
	Ethanol		Wood Stove		Pellet Stove					

Deficiencies & Recommendations	
10.1	All functional.
10.2	All functional.
10.3	All functional. (FYI: Some areas of carpeting were slightly worn in appearance. Some separation is beginning to occur between tiles and carpet in kitchen area.)
10.4	All functional.
10.5	All functional. Ceiling was free of water marks & cracks when observed.
10.6	There are no steps, railings, or stairs inside the dwelling.
10.7	All appeared functional; those cabinets tested were in good working order.
10.8	As noted before in this report, the fireplace area requires a <u>smoke detector</u> and <u>carbon monoxide detector</u> . Neither were observed in that area.

INTERIOR PHOTOGRAPHIC EVIDENCE BELOW:



ADT ALARM PANEL AT GARAGE DOOR INSIDE



Entering home from garage;  
ADT alarm is on left wall.



Hall AC Return Grill & Filter not changed/ cleaned  
IAW manufacturer's guidance







All lower trim boards of door thresholds were solid and free of water damage.



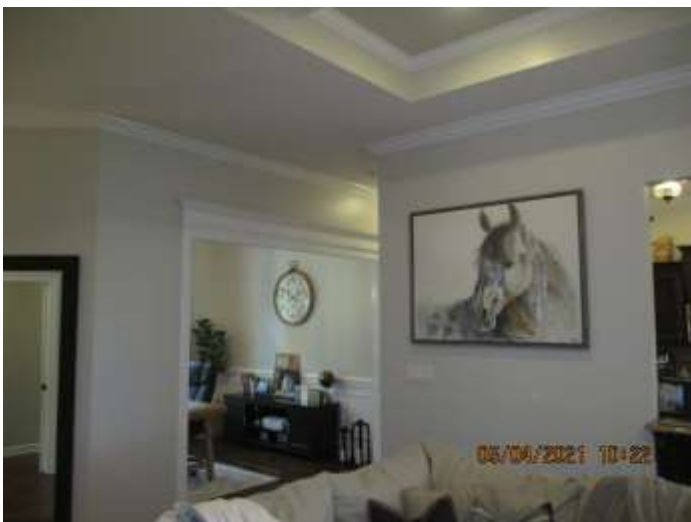
Missing Smoke Detector in East hall



FYI: Carpet starting to separate at edge of tile



Lacking gutters, the roof valley above entrance is dumping excess water on the brick steps, causing mortar decay.



ALL INTERIOR WALLS IN GOOD CONDITION



ALL WINDOWS APPEARED IN GOOD CONDITION



## 11. BUILT-IN APPLIANCES

Components ▪		SER	MM	RR	SAF	NI
11.1	Dishwasher	▪				
11.2	Refrigerator	▪				
11.3	Range/Oven/Cooktop	▪				
11.4	Garbage Disposal	▪				
11.5	Washer					▪
11.6	Dryer					▪

KEY: SER= Serviceable MM=Maintenance Issues RR=Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION									
REFRIGERATOR BRAND: WHIRLPOOL			DRYER POWER SOURCE: ➔		Electric		Gas		
RANGE OVEN BRAND: GE									
DISPOSAL BRAND: INSINKERATOR			DRYER VENT: FOIL						
DISHWASHER BRAND: Plugged to GFCI? YES ➔ NO			Plastic		Metal		PVC		
WASHER BRAND: (DOES NOT STAY)									
DRYER BRAND: (DOES NOT STAY)			Disposal HP:		NA		.3 ➔ .5	.75	1 HP

Deficiencies & Recommendations	
11.1	Black cord from Dishwasher is not plugged into a GFCI receptacle as is required by code. This is a common deficiency and can be corrected easily.
11.2	Fridge Functional
11.3	Oven / Stove Functional
11.4	Functional; Horsepower is .5
11.5	Not inspected; Sellers Disclosure shows item will not stay.
11.6	Not inspected; Sellers Disclosure shows item will not stay.

APPLIANCE PHOTOGRAPHIC EVIDENCE BELOW:



All elements working

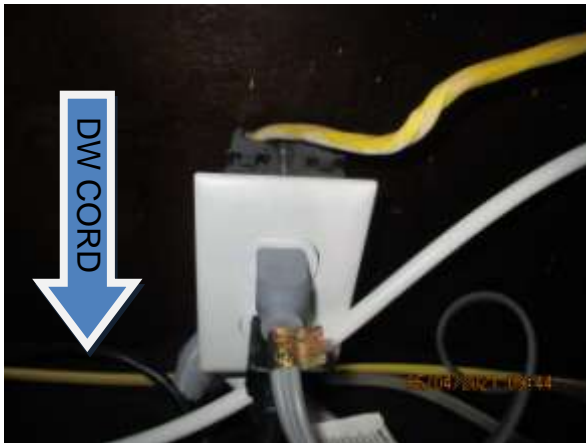


WHIRLPOOL FRIDGE FUNCTIONAL

INTERIOR VENTING ONLY



DUST INHIBITS REFRIGERATOR COIL FUNCTIONALITY AND IS A POTENTIAL FIRE HAZARD; CLEAN PERIODICALLY



DISHWASHER NEEDS GFCI OUTLET



INSINKERATOR "SPACESAVER" DISPOSAL



WHIRLPOOL DISHWASHER FUNCTIONAL

## 12. GARAGE (CARPORT)

Components ▪		SER	MM	RR	SAF	NI
12.1	Ceiling	▪				
12.2	Floor	▪				
12.3	Walls & Firewalls	▪				
12.4	Garage Door	▪				
12.5	Garage Door Opener	▪				
12.6	Occupant Door (From garage to inside of home)	▪				

KEY: SER= Serviceable MM=Maintenance Issues RR = Repair/Replace SAF=Safety Issue NI= Not Inspected

DESCRIPTION INFORMATION ➔										
GARAGE TYPE:	➔	Attached		Detached	GARAGE INTERIOR:	➔	Finished		Unfinished	
CEILING MTRL:	➔	Drywall		Open Rafters	GARAGE DOOR MATERIAL:	➔	Metal		Fiberglass	Wood
					GARAGE DOOR OPENER BRAND:				Unmarked	
					"GENIE PRO"					
FLOOR MATERIAL:	➔	Concrete	➔	Terrazzo	WiFi Networkable Opener?	➔	Yes		No	
Inspection Method?:	➔	Visual		Thermal Image	INTERIOR DOOR THICKNESS: 1.75 inches					
Inspection Limitations, if any										

Deficiencies & Recommendations	
12.1	Ceiling: Good condition. No cracks, no stains. <i>FYI: pull down ladder to attic has non-uniform step risers at bottom steps....could be a safety issue for some.</i>
12.2	Garage floor is in very good condition with a smooth terrazzo-like coating throughout.
12.3	Walls: Good condition.
12.4	Garage door. Tested and works. Safety "reverse" feature works.
12.5	Door remote opener not found; not tested.
12.6	Occupant garage door is fire-approved material/thickness.

GARAGE PHOTOGRAPHIC EVIDENCE BELOW:



ATTIC ACCESS VIA GARAGE. FYI – Ladder had non-uniform step intervals at bottom.



OPENER FUNCTIONAL



Low voltage wire to wall opener crimped by receptacle plate. Maybe a harmless practice but violates principles of NEC.



GARAGE DOOR OPENER NEAR HALL DOOR



Protected brickwork in garage in very good condition. Compare to front steps.



Reminder: Garage Ceiling is not fully insulated. Insulation could keep garage cooler in summer.

Sample Report 2021

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## THANK YOU

FOR CHOOSING ERIKSEN HOME INSPECTONS FOR YOUR NEW HOME INSPECTION. PLEASE FEEL FREE TO ASK ANY QUESTIONS. THIS REPORT IS 4,233 WORDS (NOT COUNTING TEXT BELOW). MISTAKES MAY HAVE OCCURRED AND IF SO THEY WILL BE CORRECTED. LET ME KNOW ANY CONCERNS.

## STANDARDS OF PRACTICE

Proposed by the *International Association of Certified Home Inspectors* (InterNACHI), an educational and certifying organization approved by the U.S. Department of Education.

### Roof

**I. The inspector shall inspect** from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof- covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

**IV. The inspector is not required to:** A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

### Exterior

**I. The inspector shall inspect:** A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

IV. The **inspector is not required to:** A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

### **Basement, Foundation, Crawlspace & Structure**

**The inspector shall inspect:** A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

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.

### **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.

### **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

**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 sewer pipes, septic systems, or 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

**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.

## **Fireplace**

**The inspector shall inspect:** A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. cleanout doors and frames. **II. The inspector shall describe:** A. the type of fireplace. **III. The inspector shall report as in need of correction:** A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon monoxide detector in the same room as the fireplace; and E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

**IV. The inspector is not required to:** A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform

- a National Fire Protection Association (NFPA)-style inspection.  
P. perform a Phase I fireplace and chimney inspection

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

**I. The inspector shall inspect:** A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

**IV. The inspector is not required to:** A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **Doors, Windows & Interior**

**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.

**CONDITION CODES**

SER = "Appears Serviceable" = Item functions; no observations that would indicate problems existed with system or component. Some serviceable items may show wear and tear. Other conditions may be documented in the full report.

MM = "Marginal/Maintenance" = Item warrants attention, appears worn, or may have limited remaining useful life; may need replacement shortly. Further evaluation or servicing may be needed by a qualified licensed contractor or tradesman specializing in that component or system.

RR = "Repair or Replace" = System or component is defective; not functioning as intended, needs repair or replacement, and/or could not be operated/tested and/or inspected due to weather and/or existing site conditions. Further evaluation is needed by a qualified professional engineer, licensed contractor, or specialty tradesman dealing with that item or system.

SAF = "Safety Concern" = Possible risk of Injury or death. These items should be repaired or replaced before use.

NI = "Not Inspected" = Item was not fully visible; not accessible; or not able to be operated at the time of inspection, due to safety concerns, weather, or the possibility of damage; and/or provided as a courtesy note only.