



Terry

Common Cents Inc., Home Inspection Services:

What is inspected during your home evaluation?

GROUNDS:

Grading and surface water drainage - The grounds around the foundation will be checked for at least 6" of sloping away from the foundation for the first 10 feet from the home.

Earth to wood contact - Organic material verified to be at least 6 " from wood products

Ground cover and vegetation - Shrubs, ground cover, and trees inspected for clearance from the structure and roof

Stoops and steps - Step tread and riser heights verified, settlement or deterioration will be noted Driveways and walkways - Inspected for excessive cracking, deterioration, or undermining due to erosion

Retaining walls - All retaining walls will be inspected for overall integrity and verification of drainage weep holes within brick or block walls.

FOUNDATION:

Type of foundation structure identified - Basement, slab, or crawl space

Foundation design material - Type of structure material will be identified

Moisture or water - Basements and crawl spaces inspected for evidence of moisture intrusion or dampness

Foundation drainage system - Visible foundation drainage systems will be noted

Ventilation - Report if insufficient ventilation

Visible joist and sub-floor material - Inspect floor joist and sub-floor, report on any water damaged or rotted material

Foundation settlement - All visible foundation cracking or settlement in excess of a 1/4 inch will be noted

EXTERIOR:

Siding material - Overall condition will be inspected and any areas in need of repair will be noted. Exterior siding product will be identified. Any siding products that are known to be defective will be identified.

Masonry material - Inspected for settlement cracks in excess of 1/4"

Hand rails and guard rails - All applicable hand rails and guard rails are inspected for safety, picket spacing, rail height minimum 36", deterioration in railings

Windows and window casing - All windows are inspected for water damage, rot, paint failure, flashing over widows on siding homes, broken seals on insulated windows.

Exterior doors - All exterior doors are inspected for water damage, rot, and deterioration of door jambs and thresholds.

Exterior door hardware - All exterior door locks are inspected for lock and hardware operation. **Columns** - All columns are inspected for water damage, rot, and secure installation.

Cornice/Eves - Cornice/eves are inspected for water damage, rot, and paint failure.

Gutters and downspouts - All gutters and downspouts are inspected for positive drainage of gutters to downspouts, attachment to the house, deterioration, blockage from debris at point of discharge, and visible evidence of leaks

Exterior water faucets - Water faucets are tested to verify water is served at the faucet and that there are no visible leaks.

ROOF:

Roof inspection - Roofs are inspected for damaged/deteriorated shingles, visible nail holes, failing installation, nails penetrating the shingles, or wood nailed to the roof.

Flashing - Verification of flashing around chimney and any roof sections abutting side walls of the house.

Roof material - Type of roofing shingle will be identified. Typical life expectancy of shingle will be noted.

Attic ventilation - Attic ventilation systems will be noted. Ventilated attics prolong the life expectancy of roofing shingles.

Roof penetrations - Plumbing vent pipes, roof vents, furnace vents are all inspected for water leakage around the fixture

Chimney chase - Exterior chimney chase is inspected for deteriorated siding, corner boards, flashing; inspect for the presence of a cricket behind the chimney for water drainage away from the chimney when the chimney is located on a non-gabled wall.

DECKS AND PATIOS:

Deck attachment and flashing - Decks are verified to be bolted to the house and that there is adequate flashing against the house.

Support post footings - All support posts are inspected for footings. Steel columns if applicable are inspected for rust deterioration and that the base of the column is above ground level.

Guard rails and hand rails - Guard rails and hand rails are inspected for 36" minimum height. Pickets are inspected for 4" maximum spacing on rails and 4 3/8" spacing on stairs. Attachment of guard rails and hand rails inspected for safety.

Patios - Inspected for excessive cracking and undermine from water run off

GARAGE OR CARPORT:

Garage receptacles - Verified that GFCI receptacles will trip and re-set. Auto reverse tested for response when doors come in contact with an object.

Floor conditions - minor cracking is to be expected on garage floors. Only cracks in excess of 1/4" are noted in the report.

Entry door to home - Entry door from the garage into the home is inspected for opening and closure of door

Entry door hardware - All exterior door locks are inspected for lock and hardware operation. **Infrared safety beam** - Infrared safety beams are tested to verify door will auto reverse when the infrared beam is broken.

Garage door operation - Garage door operators are tested and door is inspected for damage.

KITCHEN:

Kitchen cabinets - Drawers/doors inspected only for opening and closing

Kitchen sink water supply lines and drain Lines - Inspected for leaks in supply and drain lines. Water is run for at least 10 minutes.

Garbage disposal - Inspected for operation and verify wiring is in Romex cable

Dishwasher - Operated for a full cycle and verification of attachment to cabinet

Range/Oven - Tested for operation of heating element and fan operation with convection ovens **Surface cook top** - Tested for operation of heating elements

Stove exhaust system - Tested for operation of fan and light

Microwave - Tested for operation of heating elements

GFCI protection - Verify all GFCI protected receptacles outlets will trip and re-set

Countertops and backsplashes - Inspected for defects and caulking of backsplash.

LAUNDRY:

Laundry energy source - Identified as either gas or electric. Type of connection plug for electric dyers will be noted.

Dryer venting - Dryer vent inspected for discharge to the exterior of home

Laundry sink - If applicable, laundry sink drains are inspected for leaks

Laundry sink faucets - If applicable, laundry sink water supply lines and drain lines are inspected for leaks

PLUMBING COMPONENTS:

Water - Water service must be operational at time of inspection

Water supply from street - Visible supply line from the street will be identified. Although very few home today still have polybutylene plumbing, if polybutylene is discovered this will be reported as a defective product.

Water pressure - Overall quality of water pressure will be reported

Interior lines if visible - Inspect all exposed water lines for leaks in pipe

Shut off valve location - digital image will be provided for location of main water supply turn off **Waste** - Notation will be made on type of waste system, public sewer or septic tank. All septic tanks will be recommended for cleaning unless purchaser has been provided a receipt for tank cleaning in the past year.

Drain lines - All visible drain lines will be inspected for leaks

Water heater - Manufacturer, capacity, serial and model numbers will be provided

Fuel line - Gas or electric energy source will be noted

Water heaters - Inspected leaks or failure, connection of vent piping on gas water heaters. Verify that pressure relief line drains to the exterior of home. All water heaters in garages checked for 18" stand. Electric water heaters will be checked for local service disconnect. Inspect for flame roll out in ignition compartment. This is often a sign of failing water heaters.

ELECTRICAL:

Main panel accessed - Panel box is inspected for double tapped breakers, deteriorated wire, burned wire, water leakage into panel box, secure wiring, and no openings in panel front.

Receptacles -All receptacles are inspected for correct hot/neutral wiring and grounding.

Exterior receptacles - Inspected for waterproof covers and GFCI protection on newer homes Verified all GFCI outlets trip and re-set.

Smoke detectors and doorbell - Tested for operation. Verify smoke detectors are installed in sleeping areas

Main service feed - Overhead or underground service lines will be noted

Main disconnect - Locate and identify location of main power disconnect

Main panel location - Identify where interior panel is located

Main panel amps - Amperage of home noted Breakers/Fuses - Breakers or fuse system noted **House wiring** - Verify copper wiring

COOLING:

Operation - A/C condensing units are tested for response from the thermostat when temperature exceeds 60 degrees. Supply and return temperature tested for a difference of at least 15-20 degrees

Refrigerant lines - Freon line inspected for sealed insulation on Freon line at the supply plenum and on all visible interior Freon line.

Air leakage - Supply and return air plenums inspected for air leakage

Condensate drains - Inspect for a primary and secondary condensation drain line in attics when HVAC is in the attic. Basements should have a condensate pump or gravity flow discharge pipe

Attic overflow pan - Inspect for debris in overflow pans and presence of emergency float cutoff on newer unit's

Air conditioning units - Manufacturer and Approximate age of units unit will be noted.

Type of system - Electric or heat pump **Number of units will be noted**

HEATING:

Operation - Furnace are tested for response from the thermostat. Inspect the interior of furnace cavity for rusted or corroded parts. Rusting parts are sign of heat exchanger failure. This would indicate the need for the system to be serviced by an HVAC contractor.

Ductwork - All visible ductwork is inspected for crushed pipes, disconnected pipes, and missing insulation.

Flue Piping - All vent piping inspected for double wall vent pipes and verify vent pipes are connected. Disconnected vent pipes emit carbon monoxide into the house.

Gas piping from furnace - Inspected for hard pipe from furnace.

Furnaces - Manufacturer and approximate age of units will be noted.

Type of system - Electric or heat pump Number of units will be noted

Filter sizes - Identified for your records

Type of system - Gas or heat pump

Filter system - Digital image of where filters are to be installed

GENERAL INTERIOR:

Window Material - Type of material noted, wood, vinyl, etc.

Floors - Identification of all flooring products

Walls and Ceilings - Walls and ceilings inspected for active water stains or leaks

Interior Doors - Doors are inspected for opening and closure

Door Hardware - Door locks are inspected for operation and attachment

Bedroom Window Operation - Inspect for at least one window to operate in bedrooms. Each bedroom should have one operable window for fire safety

Windows - All windows are inspected for broken or cracked glass

Stairs - Stair risers and tread heights are inspected. Hand rails and guard rails are inspected for 36" minimum height, 4" picket spacing on balconies, and 4 3/8" spacing on steps.

Lights and fans - All light fixtures and fans are tested for operation

Cosmetics items - Cosmetics are not a part of the inspection

ATTIC:

Access entry - Type of access opening will be noted

Attic stair unit inspection - Attic stairs if applicable are inspected for secure hardware and steps. Stairs are inspected for binding on all stress points. Attachment to framing inspected

Framing - Conventional or trusses

Rafter and truss bracing - Rafters and trusses inspected for bracing and broken or cut rafters

Insulation - Batts or blown insulation will be noted

Insulation depth - Approximate depth will be noted. Current standards are for 12-14 of blown insulation or batts with a minimum R rating of R-30

Attic wiring - Inspect for spliced wiring, open junction boxes, and damaged wires

ACTIVE leaks - Roof decking and all penetrations of roof inspected for active water leaks.

Access to furnace - Verify presence of a 24 " wide service path to the furnace

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Ga. Association of Home Inspectors requiring Code Certification and Continuing Education for full membership status again in 2018.” Our 19th consecutive year with full membership status.