EVANS
HOME INSPECTIONS
"SERVICE WITH A PERSONAL TOUCH"

Inspector: Mark H. Evans XXXXXXX
Client: XXXXX XXXXXX

The following is a report of the inspection conducted on XXXXX, for the property at. The temperature was 68 degrees and the weather was dry. The client and seller were present during the inspection. The home is two years old and was occupied. Many areas of the house could not be seen to inspect. There is a full basement under the house and crawlspace under the deck/porch that wraps around the house. The main attic was entered. The air handlers are located in the main attic. The tankless water heater is located on the right side of the exterior wall. The water pipes are plastic PEX, the drain pipes are PVC and the wiring throughout the house is nonmetallic cable. The kitchen appliances and bathroom fixtures are serviceable except as noted below. The exterior siding is fibrous cement, stone veneer, wood and vinyl. The interior floors, ceilings, staircases, doors and walls are serviceable except as noted below. The fireplaces, whole house generator, well, detached buildings, propane gas heater, jetted bathtub and fences were not inspected. Contact a licensed chimney sweep prior to using the fireplaces. The fireplaces do not appear to have ever been used. There are many code violations in the house.

The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. Evans Home Inspections' inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the client(s), secondary readers of the information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. *This inspection has been performed in accordance with American Society of Home Inspectors (ASHI) standards, International Code Council and Georgia state minimum building codes.*

Foundation

Basement & Crawlspace:

1). The bottoms of the exterior walls in the basement are wet and damp in many areas. The wood covering the bottoms of the walls are moisture stained in most areas. The safe room is corroded in most areas. The bottom of the safe room's door frame is rusted. Unable to verify if the walls had been recently painted. Air fresheners were being used to cover the musty odors. FYI A second means of egress is required if the basement is ever used as a habitable space.

2). The ground is wet under the rear deck behind the heat pumps. The ground is damp in a few areas. The back side of the outside foundation wall behind the stone veneer is damp in many areas. Recommend installing gutters around the perimeter of the roof.

3). There are a few unsupported electrical cables in the crawlspace. Many are on the ground.

Contact fully qualified licensed contractors for repairs.

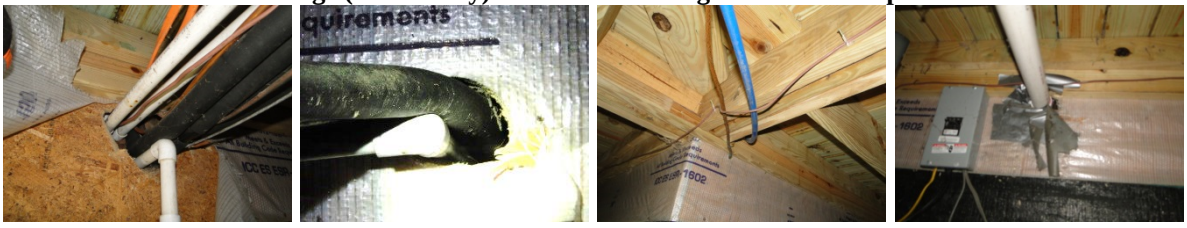
Exterior

Siding, Trim, Deck/Porch, Windows, Steps, Hose Faucets, Chimney & Doors:

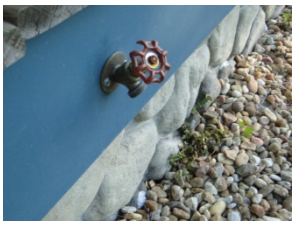
1). The fibrous siding and trim are improperly installed in a few areas. Flashings are missing above the top of all windows. The siding is touching hardscape and flashings in many areas. The siding along the front deck/porch is damaged in a few areas above the steps.

2). The wrap around deck/porch is secured to the house with nails instead of lag screws. Flashings are missing along the transition between the deck and exterior walls. The exposed walls under the deck in the crawlspace are unfinished. The exposed oriented strand board (OSB) wall sheathing is only covered a moisture resistant barrier. **2014 IRC R507.1 Decks**. Decks shall be constructed in accordance with this code or the Prescriptive Deck Details design document, which is available to download free from DCA's webpage located at: http://www.dca.ga.gov/development/constructioncodes/programs/codeAmendments.asp.
Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck. Deck ledger and band joist connections shall be through bolted. The placement of lag screws and other fasteners in deck ledgers and band joist connections shall be prohibited. (Effective January 1, 2014)

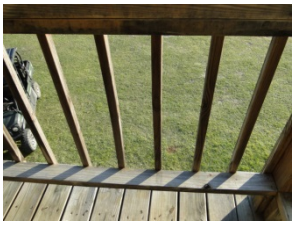
3). The cable and pipe penetrations to the exterior siding and the foundation walls are unsealed. **2009 IECC 402.4 Air leakage (Mandatory) & 402.4.1 Building thermal envelope.**



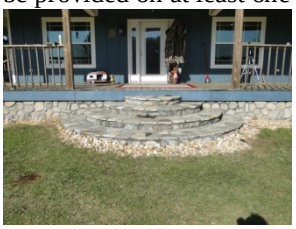
4). Vacuum breakers are missing on all of the exterior hose faucets. Recommend installing vacuum breakers on all hose faucets to prevent cross contamination. **2012 IPC 608.15.4.2 Hose connections.** Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached
hose connection vacuum breaker.


5). All of the deck and porch balusters are wider than four inches. FYI The bottom two-by-fours on the master bedroom second floor deck allow a child to easily climb over the railings



6). . A handrail is missing on the front deck/porch steps. **2012 IRC R311.7.8 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.



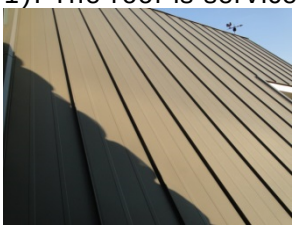
7). FYI The master bedroom's French door's threshold is flush with the deck. Check for moisture damage to the interior floors after heavy wind driven rain, tornadoes or hurricanes.

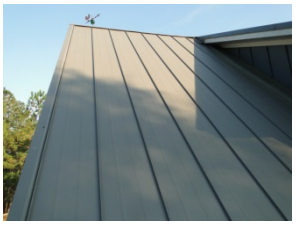
Contact a fully qualified licensed contractor for repairs.

Roof

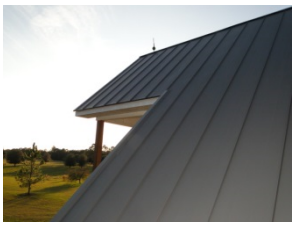
Metal Roof & Framing:

1). The roof is serviceable.





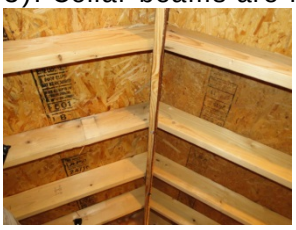


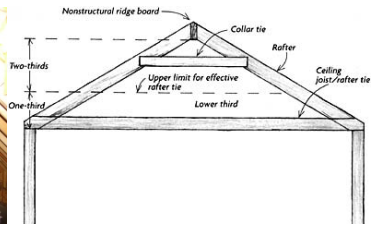



2). There are a few areas of prior leaks under the living room chimney. The living room ceiling is moisture damaged around the fireplace. The master bedroom closet has a mold like fungal growth on the wall/floor above the front of the chimney. The seller indicated the leak was repaired by the builder. The chimney and fireplace were not inspected. A cap and spark screen were seen on top of the chimney.

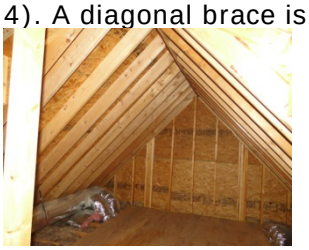



3). Collar beams are missing every four feet between the rafters.



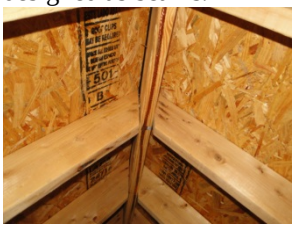
4). A diagonal brace is missing behind the front gable wall above the master bedroom.



5). Blocking is missing between the horizontal seams on the gable walls' sheathing. **2012 IRC Note i, Table 602.3 (1).** i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



6). The main ridge board is less in depth than the cut end of many of the rafters. **2012 IRC R802.3 Framing details.** Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.



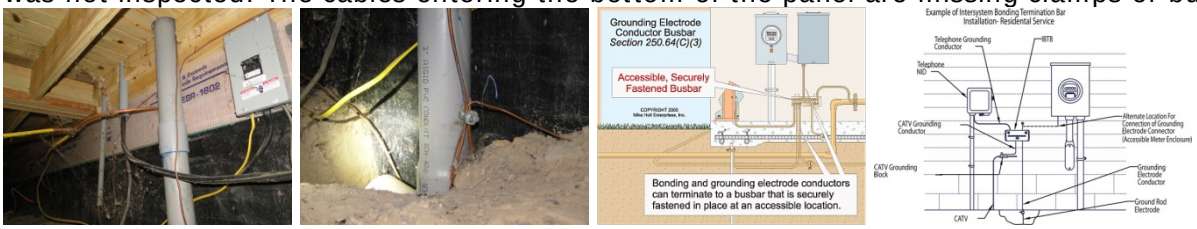
Contact a fully qualified licensed roofing contractor for repairs. The roof above the wrap around porch/deck was walked on. The roof above the second floor was observed from the roof on the wrap around porch/deck and ground.

Electrical

Wiring/Panel Notes:

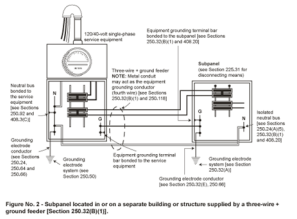
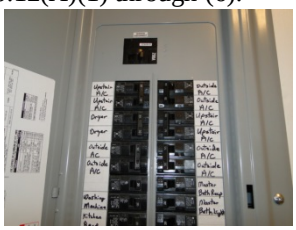
1). The conduit under the utility meter is not secured to the exterior wall. The 60amp GE circuit breaker inside the right side service panel is not listed to be used inside the Eaton Panel. The 12 gauge 20amp conductor entering the 60amp circuit breaker is overfused. The 60amp circuit breaker is not identified. The screws are missing to both of the service panels dead front covers. The service entrance cable entering the exterior wall inside the service panel is unsecured.

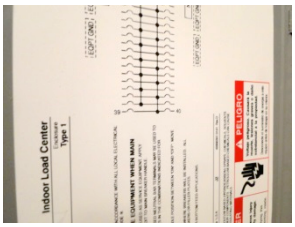
2). An intersystems bonding terminal is missing on the grounding electrode conductor under the utility meter. The panel under the deck/porch next to the grounding electrode conductor is not readily accessible. The circuit breakers are uncovered and are not identified. The small panel was not inspected. The cables entering the bottom of the panel are missing clamps or bushings.

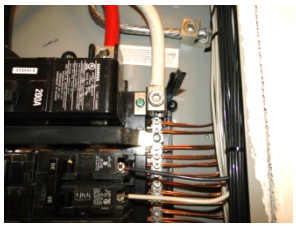
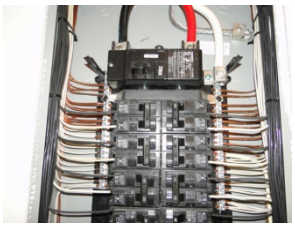
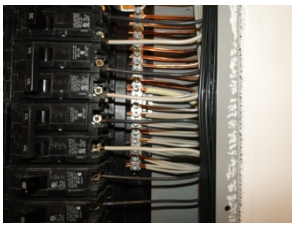
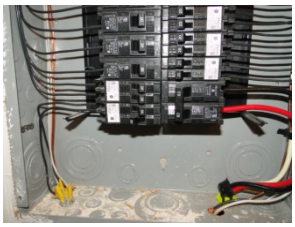


3). The main panel is miss-wired as a service panel instead of a sub-panel. The 200amp/240volt "main" panel is located in the laundry room. The 200amp/240volt "service" panel is attached to the utility meter. The grounded and grounding conductors are not separated. More than one grounded conductors are sharing the same terminal. The neutral terminal is bonded to the panel. The number of breakers inside the panel exceeds the maximum allowed per manufacture's panel label. Two of the heat pump's circuits are overfused. A bushing is missing on a cable entering the bottom of the panel. The gas pipes do not appear to be electrically bonded. The required bonding connection clamp was not located. Arc and ground fault protection is missing on most of the required circuits in the house. **2014 NEC 250.24 Grounding Service-Supplied Alternating-Current Systems. (A) System Grounding Connections.** A premises wiring system supplied by a grounded ac service shall have a grounding electrode conductor connected to the grounded service conductor, at each service, in accordance with 250.24(A)(1) through (A)(5). **(5) Load-Side Grounding Connections.** A grounded conductor shall not be connected to normally non–currentcarrying metal parts of equipment, to equipment grounding conductor(s), or be reconnected to ground on the load side of the service disconnecting means except as otherwise permitted in this article. (5) Load-Side Grounding Connections. A grounded conductor shall not be connected to normally non–current-carrying metal parts of equipment, to equipment grounding conductor(s), or be reconnected to ground on the load side of the service disconnecting means except as otherwise permitted in this article.250.24 **2014 NEC 408.41 Grounded Conductor Terminations.** Each grounded conductor shall terminate within the panelboard in an individual terminal that

is not used for another conductor. **2014 NEC 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.** Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (E). The ground-fault circuit interrupter shall be installed in a readily accessible location. 2017 NEC 210.8 **(A) Dwelling Units.** All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection for personnel. **Receptacles installed under the exception to 210.8(A)** (5) shall not be considered as meeting the requirements of 210.52(G). **(6) Kitchens** — where the receptacles are installed to serve the countertop surfaces the countertop surfaces. **2014 NEC 210.12 Arc-Fault Circuit-Interrupter Protection.** Arc fault circuit-interrupter protection shall be provided as required in 210.12(A) (B), and (C). The arc-fault circuit interrupter shall be installed in a readily accessible location. **(A) Dwelling Units.** All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6).

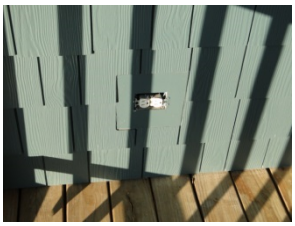




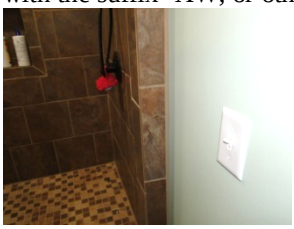

4). The kitchen small appliance circuits (countertop receptacles), washing machine and dishwasher circuits are missing ground and arc fault protection. The exterior receptacle circuits are missing ground fault protection. Recommend adding ground fault protection to the basement receptacles.

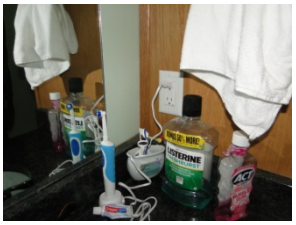




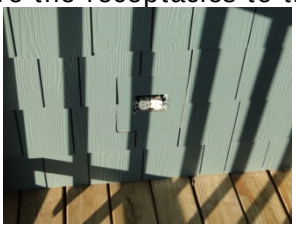

5). All duplex receptacles throughout the house are not tamper resistant child proof, which has been code in Georgia since January 2010. **2014 NEC 406.12 Tamper-Resistant Receptacles.** Tamper-resistant receptacles shall be installed as specified in 406.12(A) through (C). **(A) Dwelling Units.** In all areas specified in 210.52, all nonlocking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

6). The master shower light fixture's light switch is in reach of the shower. Recommend adding ground fault protection to the light circuit. The master bathroom receptacle on the wall next to the left side of the sink is missing ground fault protection. The non-metallic cable inside the master bathroom cabinet next to the sink is not protected from physical damage. **2014 NEC 334.15 Exposed Work.** In exposed work, except as provided in 300.11(A), cable shall be installed as specified in 334.15(A) through (C). **(B) Protection from Physical Damage.** Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, Type RTRC marked with the suffix -XW, or other approved means.

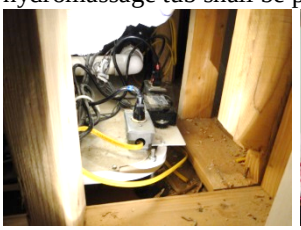
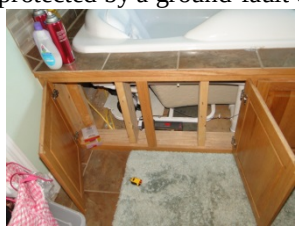





7). Cover plates (in-used types) are missing on the master bedroom's exterior receptacles on both sides of the French doors. FYI Sheetrock screws (pointed) are being used in place of blunt tipped screws to secure the receptacles to the junction boxes.

8). The jetted bathtub circuit is missing ground fault protection. The receptacles are installed inside the enclosure instead in an accessible location. **2014 NEC 680.73 Accessibility.** Hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish. Where the hydromassage bathtub is cord- and plug-connected with the supply receptacle accessible only through a service access opening, the receptacle shall be installed so that its face is within direct view and not more than 300 mm (1 ft) of the opening. **680.71 Protection.** Hydromassage bathtubs and their associated electrical components shall be on an individual branch circuit(s) and protected by a readily accessible ground-fault circuit interrupter. All 125-volt, single-phase receptacles not exceeding 30 amperes and located within 1.83 m (6 ft) measured horizontally of the inside walls of a hydromassage tub shall be protected by a ground-fault circuit interrupter.

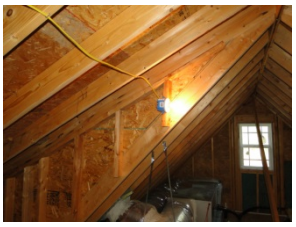



9). The left rear bathroom GFCI receptacle is defective.

10). The range exhaust fan is not functional. The fan motor is defective. The wire connections are exposed inside the range fan hood above the filters. The fan motor is ungrounded. FYI The fan is wired by a cord-n-plug instead of hard-wired.



11). An arc fault protected duplex receptacle is missing in the attic near the air handlers.
2012 IRC M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and **a receptacle outlet** shall be installed at or near the *appliance* location in accordance with Chapter 39.

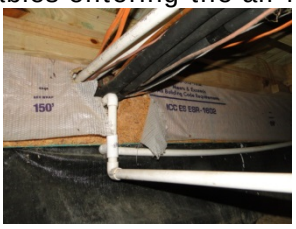




Contact a fully qualified licensed electrical contractor for repairs.

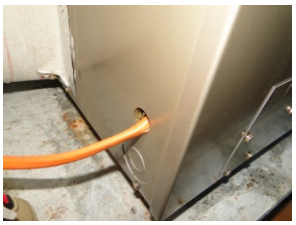
Heat / Cooling

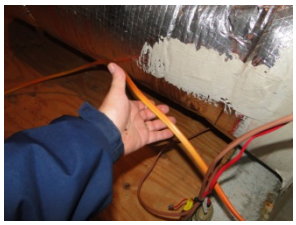
2 & 2 ½ Ton Split System Heat Pumps, 14 SEER, MFD 2016/17, R410A Refrigerant:

1). The air handler's primary condensation drain pipes are connected together in the crawlspace. The drain pipes are not fully supported or insulated. One of the drain pipes terminates flush with the foundation wall. The air handlers' 30amp circuit breakers inside the main panel appear to be undersized. The actual size of the disconnects are not identified on the cabinets as required by code. The electrical cables entering the air handlers are unsealed and are unsecured.



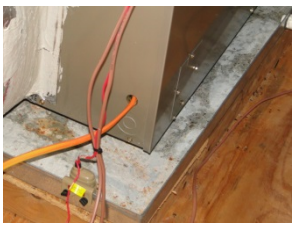


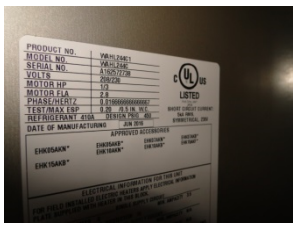


2). The plenums attached to the air handlers are coming apart in a few areas. The evaporator coil inside the 2 tons air handler needs cleaned. The 2 ton (upstairs) air handler's overflow catch pan is covered in water marks. Electrical disconnects are missing near the air handler's or lock-out devices on the circuit breakers inside the main panel.





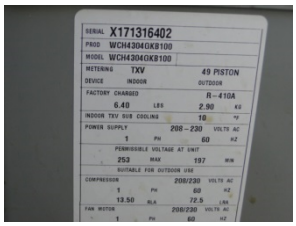



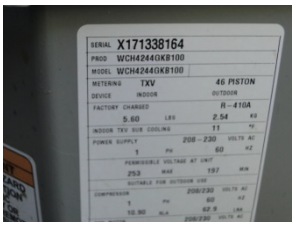


3). The 2 & 2 ½ ton heat pumps are installed too close together for proper airflow. The manufacture's installation instructions indicates the space between heat pumps' must be no less than 24 inches.


4). Locking access caps are missing on all of the refrigerant pipe fittings on all three of the heat pumps. The caps prevent children from "huffing" the refrigerant. **2012 IRC M1411.6 Locking access port caps.** Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access. *Some people have addictions to chemicals. Some people have the desire to alter their individual state and this is sometimes called self-medicating. One of the phenomena happening in this world of drug abuse is the "huffing" of refrigerant. People are inhaling refrigerants and getting high from the oxygen deprivation. The refrigerant is heavier than oxygen and therefore, the huffing becomes dangerous because the individual is unable to replace the heavy chemical with fresh air. An organization called United Parents to Restrict Open Access to Refrigerant (UPROAR) was created when a teenager died as result of refrigerant huffing. The neurotoxic chemicals in inhalants in general can cause chemical dependency and mental illness. The International Mechanical Code (section 1101.10) and the International Residential Code (section M1411.6) are now requiring the use of locking caps. Section M1411.6 says, "Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps." These caps are lockable and can only be accessed by a licensed HVAC professional who is equipped with a special tool. The caps may be color coded to allow for easy recognition of certain refrigerant lines.*
https://www.freedomhvacal.com/blog/technical-hvac/blog-locking-refrigerant-caps-2/





5). The 1 ½ ton mini-split system heat pump was not inspected. The indoor units were operational in the basement during the beginning of the inspection. The condensation drain pipes that were visible coming out of the rear foundation wall are not insulated. The walls under the inside units are moisture stained in a few areas from condensation. FYI The heat pump's disconnect appears to be oversized.


Contact a fully qualified licensed HVAC contractor for further evaluation, repairs as needed and to verify that the heat pumps' disconnects are not oversized and the air handlers' circuit breakers are not undersized. The first and second floor split system heat pumps and air handlers were tested in the cooling mode and were serviceable.

Plumbing

Supply:

1). Exposed water pipes in the crawlspace are unsupported and are not insulated. The exposed water pipes under the water heater are not insulated. The exterior shower was not inspected.




2). FYI The FYI An anti-scalding device/mixing valve was not located in the house. **2012 IPC 501.8 Temperature controls.** Hot water supply systems shall be equipped with automatic temperature controls capable of adjustments from the lowest to the highest acceptable temperature settings for the intended temperature operating range.

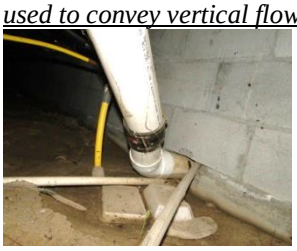
Contact a fully qualified licensed plumbing contractor for further evaluation.

Drainage:

1). All of the visible drain ventilation vent pipes terminate on the attic floor instead of directly to the exterior.



2). The drain connection between the sewer pipes in the crawlspace near the right side cleanout is made with a flexible pipe fitting with metal straps. Check the fitting for leaks or obstructions on a regular basis. This type of fitting should not have been needed. ***2012 IPC 706.2 Obstructions.*** *The fittings shall not have ledges, shoulders or reductions capable of retarding or obstructing flow in the piping. Threaded drainage pipe fittings shall be of the recessed drainage type. This section shall not be applicable to tubular waste fittings used to convey vertical flow upstream of the trap seal liquid level of a fixture trap.*

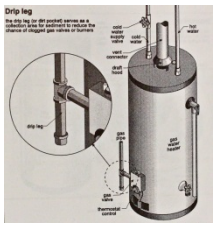


Contact a fully qualified licensed plumbing contractor for further evaluation and repairs.

Rinnai, Model RL94ep, Natural Gas Tankless Water Heater:

1). The hot and cold water pipes under the water heater are not insulated. The temperature of the water is 130 degrees instead of 120. The combustible wood frame installed around the tank is blocking access to service or replace the water heater. Combustible materials are not allowed to be installed near the water heater per manufacture's installation instructions. A sediment trap is missing on the gas pipe near the water heater.





2). A drain pipe is missing on the temperature & pressure relief valve. **2012 IPC 504.6 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall: 1. Not be directly connected to the drainage system. 2. Discharge through an air gap located in the same room as the water heater. 3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. 4 Serve a single relief device and shall not connect to piping serving any other relief device or equipment. 5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors. 6. Discharge in a manner that does not cause personal injury or structural damage. 7. Discharge to a termination point that is readily observable by the building occupants. 8. Not be trapped. 9. Be installed so as to flow by gravity. 10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor. 11. Not have a threaded connection at the end of such piping. 12. Not have valves or tee fittings. 13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.



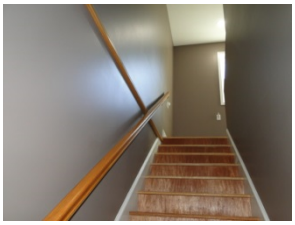
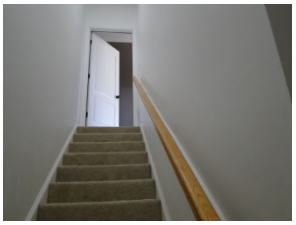
3). An electrical disconnect is missing near the water heater per manufactures installation instructions. *(On outdoor models, a disconnect switch must be provided and installed for the incoming 120 VAC power. It should be a type that is suitable for outdoor use. Check the National Electrical Code, ANSI/NFPA 70 and your local codes for a proper switch type to use in your area.)*

Contact a fully qualified licensed plumbing contractor for further evaluation and repairs. FYI A means of controlling thermal expansion is missing. A backflow device should have been installed near the well holding tank. Follow the manufacturer's maintenance guidelines. Test the TPR valve once a year. The water heater produced very hot water when it was tested. https://www.rinnai.us/product/tankless-water-heater/rl94ep https://market.bimsmith.com/file/GetForPreview?id=352156

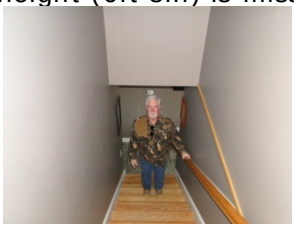
Interior

Staircases:

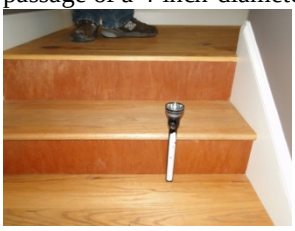
1). The hand railing on the basement and second floor staircases do not turn into the walls at the top and bottom.

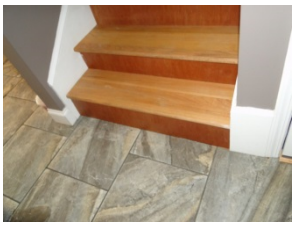
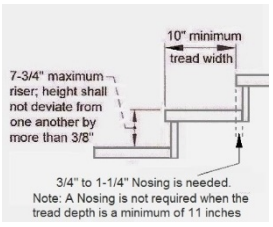





2). Proper headroom height (6ft 8in) is missing on the second floor staircase.

3). The steps risers are uneven on both of the staircases. **2012 IRC R311.7.5.1 Risers.** The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102mm) sphere.



Contact a fully qualified licensed contractor for repairs.

Attic:

1). Ventilation is missing along the roof overhang and inside the attic. The roofing felt paper is blocking airflow under the metal roof's ridge vent. **2012 IRC R806.1 Ventilation required.** Enclosed *attics* and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted. **R806.3 Vent and insulation clearance.** Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.




2). Access is missing to enter the attic above the master bedroom's front deck/porch. **2012 IRC 807.1 Attic access.** Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that exceed 30 square feet (2.8 m^2) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed headroom in the *attic* space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical *equipment* is located in *attics.*


3). The attic ladder is not installed in accordance with the manufacturer's caution and warning labels on the ladder. The ladder is secured using screws instead of 16d common nails. The ladder is not insulated or sealed with weather-stripping. The ladder is installed inside the master bedroom.



4). Accessible pipe, duct and cable penetrations between the floors and attic are unsealed.
2012 IRC R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top *story* and the roof space.




5). The bathroom exhaust fans terminate inside the building envelope of the house instead of directly to the exterior.




Contact a fully qualified licensed contractor for repairs. The attic insulation is batt fiberglass.

Kitchen

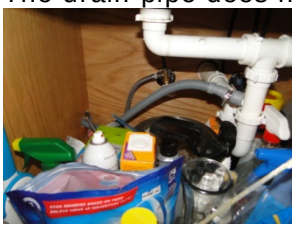
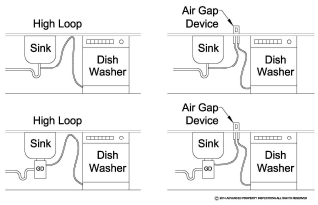
Ventilation:

The range ventilation hood is non-functional. The right side light bulb is blown. See electrical #10.

Contact a fully qualified licensed contractor for repairs.

Dishwasher:

The drain pipe does not terminate into a high loop to prevent cross contamination.

Contact a fully qualified licensed contractor for repairs.

Mark H. Evans

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Inspector

American Society of Home Inspectors (Certified #212151)
International Code Council Residential Combination Inspector (Certified #5274079-R5)
(Building, Electrical, Mechanical & Plumbing Code Inspector)