



PROFESSIONAL HOME INSPECTIONS LLC

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<https://www.prohitn.com>



## RESIDENTIAL PROPERTY INSPECTION

1234 Main St. Fall Branch Tennessee 37656

Buyer Name

07/30/2021 9:00AM



Inspector  
KC Bartley

*KCBartley*

Certified Master Inspector - TN Lic. #1244

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- ⚠ 3.3.1 Grounds - Grading / Lot Drainage: Grading - Not Designed to Manage Rainwater
- ⚠ 3.5.1 Grounds - Decks: Deck(s) - Attached to or Through Veneer
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- 3.9.1 Grounds - Porch / Deck Roof Condition: Support Post(s) - Out of Plumb
- 🔧 3.10.1 Grounds - Exterior Spigots: Spigot(s) - Loose at Wall
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- 🔧 6.5.3 Kitchen - Undersink Plumbing - Kitchen: Venting - MAV Present
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- 🔧 7.5.1 Bathroom(s) - Sink(s): Pop-up - Not Functioning Properly
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- [-] 10.2.1 Heating, Cooling - Exterior Unit(s) - Split System : Exterior Unit - Aged
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- 🔧 10.8.1 Heating, Cooling - Air Filter / Return Plenum: Filter(s) - Dirty
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- [-] 11.1.2 Water Heater - Water Heater Condition: Water Temp - In Excess of 120 Degrees
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- [-] 12.4.1 Plumbing - Water Pressure: Elevated Water Pressure
- [-] 12.5.1 Plumbing - Water Pipes: Galvanized - Aged Service Pipe
- [-] 12.5.2 Plumbing - Water Pipes: Galvanized - Aged Distribution Pipes
- [-] 12.6.1 Plumbing - Drain, Waste, and Vent Pipes (DWV): Cast Iron - Aged Waste and Drain Pipes
- ⚠ 12.8.1 Plumbing - Functional Flow: Drop in Water Flow
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- [-] 13.7.1 Electrical - Branch Wiring : Wiring - Inadequate Support
- ⚠ 13.7.2 Electrical - Branch Wiring : Wiring - Exposed Terminations Present
- ⚠ 13.7.3 Electrical - Branch Wiring : Electrical Box(es) - Missing Cover
- [-] 13.8.1 Electrical - Breakers: Breaker(s) - Ext HVAC Breaker Undersized
- [-] 13.9.1 Electrical - GFCI Protection: GFCI - Not Present/Found
- [-] 13.10.1 Electrical - Receptacles: Cover Plate(s) - Missing
- [-] 13.11.1 Electrical - Ceiling Fans: Wobbling - Heavy
- 🔧 13.11.2 Electrical - Ceiling Fans: Fan - Irregular Noise
- 🔧 13.12.1 Electrical - Switches, Lights: Light Fixture(s) - Bulb(s) Not Functional
- [-] 13.12.2 Electrical - Switches, Lights: Switch Plate(s) - Missing

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- [A] 15.2.3 Basement Foundation Area - Moisture Presence: Elevated Moisture Content - Foundation Walls
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- [K] 15.5.1 Basement Foundation Area - Floor Structure Support: Column(s) - Not Lagged to Framing
- [-] 15.7.1 Basement Foundation Area - Floor / Slab Condition: Cracking - Moderate
- [K] 15.9.1 Basement Foundation Area - Basement Garage Separation: Separation Wall(s) - Non-Conforming (Upgrade)
- [K] 15.9.2 Basement Foundation Area - Basement Garage Separation: Ceiling Separation - Non-Conforming (Upgrade Recommended)
- [A] 15.10.1 Basement Foundation Area - Basement Garage Door(s): Door(s) - End of Life
- [-] 16.1.1 Environmental Concerns - Odors Present: Air Quality Testing Recommended
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## 1: INSPECTION INFORMATION

### Information

<b>In Attendance</b>	<b>Occupancy</b>	<b>Type of Building</b>
Inspector, Seller(s), Buyer's Agent	Occupied	Single Family
<b>Construction Year (Pulled From Online Sources)</b>	<b>Inspection Type</b>	<b>Applicable Standards of Practice</b>
1969	Pre-purchase	State of Tennessee
<b>Weather Conditions</b>	<b>Temperature at the Time of Inspection</b>	<b>Precipitation in the Last 48 hrs?</b>
Overcast, Light Rain	70-80 Degrees	Yes, Light Rain
<b>Ground Condition</b>		
Damp		
<b>Structure Orientation</b>		
For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.		

## Important Information / Limitations: Inspection Overview

Professional Home Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of Tennessee (<https://prohitn.com/home-inspection-documents/>). As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 735 Gray Station Sulphur Springs Rd, Jonesborough TN 37659, for the Client; LINDA HAMELIN, as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting of the TN Standards of Practice; these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of Professional Home Inspections LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the State of Tennessee Standards of Practice (linked to above) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

## Important Information / Limitations: Notice to Third Parties

**Notice to Third Parties:** This report is the property of Professional Home Inspections LLC and is **Copyrighted as of 2018.** The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

## Important Information / Limitations: Items Not Inspected and Other Limitations

**EXCL - [ITEMS NOT INSPECTED]:** Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

**Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation.** I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; 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; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, 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. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

### Important Information / Limitations: Recommended Contractors Information

**CONTRACTORS/FURTHER EVALUATION** Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Professional Home Inspections **does not** perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern. A listing of Recommended Contractors can be found here: <http://www.prohitn.com/recommended-pros/>

**CAUSES OF DAMAGE / METHODS OF REPAIR:** Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

### Important Information / Limitations: Thermal Imaging Information

**LMT** - An infrared camera may be used for specific areas or visual problems and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings. These values will display surface temperatures when air temperature readings would actually need to be conducted on some items, which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me to schedule this service for an additional fee.

### Important Information / Limitations: Specialty Tools Information

**LMT** - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

### Important Information / Limitations: Other Notes - Important Info

**INACCESSIBLE AREAS:** In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

**QUALITATIVE vs. QUANTITATIVE** - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

**REPAIRS VERSUS UPGRADES** - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home, and therefore any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components. Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

**COMPONENT LIFE EXPECTANCY** - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

**PHOTOGRAPHS:** Several photos are included in your inspection report as a courtesy and are not required by The State of TN Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

**TYPOGRAPHICAL ERRORS:** This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

**Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.**

## Important Information / Limitations: Personal Belongings Information

**LMT - Personal belongings were present in the home at the time of inspection.** These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed. If any concerns are noticed during your final walk-through, feel free to contact me at 423-306-0508.

## Important Information / Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

**Significant Defects** - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

**Marginal Defects** - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

**Minor Defects/Maintenance Items/FYI** - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment is more important than the categorization.** Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Blue** to turn to **Orange**, and **Orange** items to **Red**.

Other designations include:

**LMT: Limitation** - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**EXCL: Excluded** - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**SFTY: Safety Concern** - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

**AGED: AGED** - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

## 2: UTILITY SHUTOFF LOCATIONS

### Information

#### Main Breaker / Service Disconnect Water: Water Shutoff Valve Location

At Main Breaker in the Electrical Panel      Basement

#### Gas/LP: Main Gas Shutoff Valve Location

At LP Tank

### Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



### Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.



## Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.



## 3: GROUNDS

### Information

#### Driveway and Walkway

##### Condition: Driveway Material

Asphalt

#### Driveway and Walkway

##### Condition: Walkway Material

Concrete

#### Grading / Lot Drainage:

##### Grading/Drainage Conditions

Improper Grading

#### Gas Meter/LP Tank Information:

##### Fuel Source

LP Tank

#### Gas Meter/LP Tank Information:

##### Location of Fuel Source

Left Side of Home

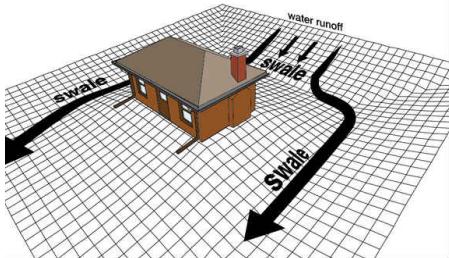
#### Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the State of TN only requires that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to divert and/or manage rainwater runoff properly. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

**Swales**  
When the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation.



Recommended grading slopes



## Grading / Lot Drainage: Grading Limitations

**LMT** - The grading and lot drainage performance is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

## Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

## Decks: Deck Information

The deck(s) were inspected, looking for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is common to find multiple deficiencies in relation to deck construction, and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home. While they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what I inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

## Porch(es): Masonry Slab Porch/Stoop Information

Masonry/slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



### **Stairs: Stairs Information**

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

### **Guardrails, Stair Rails, & Handrails: Railing Information**

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### **Porch / Deck Roof Condition: Porch/Deck Roof Information**

Visible portions of porch/deck roofs were inspected looking for any significant defects, leaks, etc. No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

### **Exterior Spigots: Spigot(s) Information**

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

### **Patio: Patio Information**

The patio area was inspected looking for significant defects. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### **Concrete Surfaces: Concrete Flatwork Information**

Concrete flatwork that adjoined the structure was inspected for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

### **Gas Meter/LP Tank Information: LP Tank Information**

An LP tank was present at the home, and these are not inspected during a home inspection per the Standards of Practice. We recommend consulting with the LP filling company as to any safety checks they may conduct on the storage tanks, valves, etc.



## Recommendations

### 3.2.1 Driveway and Walkway Condition

#### **DRIVEWAY - NOT SLOPED ADEQUATELY**

##### REAR OF STRUCTURE

The driveway was not properly pitched away from the structure. Driveways (considered hardscapes) should pitch away from the structure at 1/4 inch per foot (2% grade) to allow for the runoff of rainwater. Repairs are recommended to be conducted as needed by a qualified contractor to properly manage rainwater runoff in the area.

##### Recommendation

Contact a qualified concrete contractor.



## 3.2.2 Driveway and Walkway Condition

**ASPHALT - CRACKING AND/OR DETERIORATION**

There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

## Recommendation

Contact a qualified driveway contractor.



## 3.3.1 Grading / Lot Drainage

**GRADING - NOT DESIGNED TO  
MANAGE RAINWATER**

## FRONT OF STRUCTURE

The current configuration of the grading will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper grading, moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat grading and negative grading allow the soil in these areas to become saturated. Once saturated, the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity or allowing for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6-inch drop in elevation, in the first 10 feet away (5% grade). When the proper grade can not be achieved, a swale or drain should be installed as needed to manage rainwater runoff. An evaluation of the grading around the home with repairs made as needed to allow for the proper runoff of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other qualified contractors.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration or related deficiencies were observed, labeled in **Orange** (moderate concern) when indications of past moisture infiltration were observed, or **Blue** when no indications of water infiltration were observed.

A video about proper grading can be seen here:

<https://m.youtube.com/watch?v=5hYlda7tWqA>

Here's a link to a HUD document discussing how common this defect is along with some current building standards:

<https://www.hud.gov/sites/documents/41451X8HSGH.PDF>

Recommendation

Contact a qualified grading contractor.



## 3.5.1 Decks

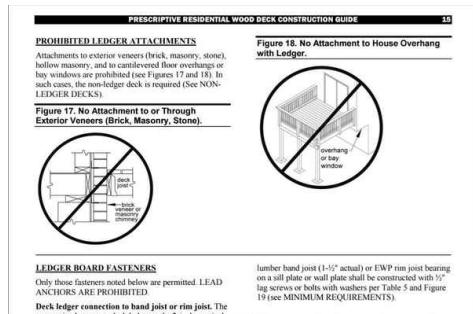
**DECK(S) - ATTACHED TO OR THROUGH VENEER**

Significant Defect

The deck was attached to or through brick veneer as the sole support. Brick veneer can not support any vertical load other than the dead load of the veneer overhead. Even if the lags or through bolts are through the veneer into the band joist of the home, the lateral pressure from these lags / bolts could allow lateral compression of the veneer due to the air cavity between the veneer and band joist. Proper support of the ledger board and deck is recommended to be conducted as deemed necessary by a qualified contractor for safety.

## Recommendation

Contact a qualified deck contractor.



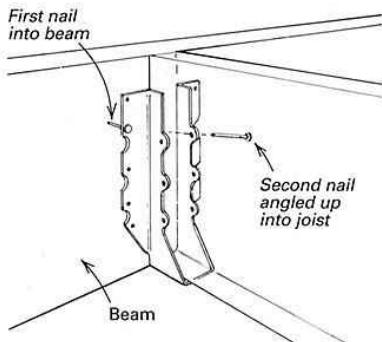
## 3.5.2 Decks

**JOIST HANGERS - MISSING** Marginal Defect

Joist hangers were not present on all joist connections for the deck. Joists are required to bear on 1.5 inches of wood or steel, or 3" of masonry. Improper bearing can allow for vertical displacement of the joists. The installation of joist hangers is recommended to be conducted by a contractor or other qualified person to achieve the 1.5 inches of bearing.

## Recommendation

Contact a qualified deck contractor.



## 3.5.3 Decks

 Marginal Defect**BEAM/GIRDER - NOT FULLY BEARING ON SUPPORT**

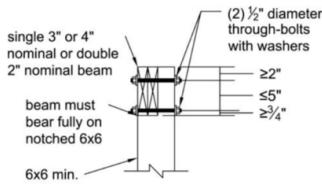
There were girder(s)/beam(s) present that were not fully bearing on support posts. Girders and beams must bear fully on support posts. Repairs are recommended to be conducted by a decking contractor to allow for full bearing of any beam(s)/girder(s).

Recommendation

Contact a qualified deck contractor.

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**Figure 8A. Post-to-Beam Attachment Requirements.**



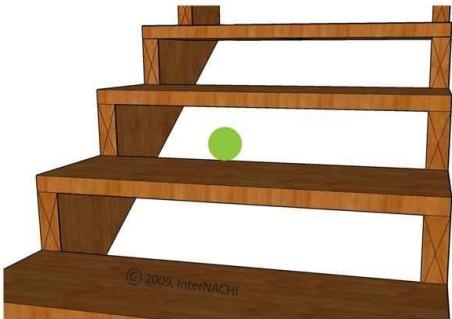
## 3.7.1 Stairs

 Marginal Defect**STAIRS - OPEN RISERS**

**SFTY** - There were "open risers" present between the stair treads that created an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Current safety standards require that the risers are closed off, or designed in a way to prohibit the passage of a 4 inch sphere through them. Safety upgrades or modifications are recommended to be conducted here by a qualified person.

Recommendation

Contact a qualified professional.



4" Sphere



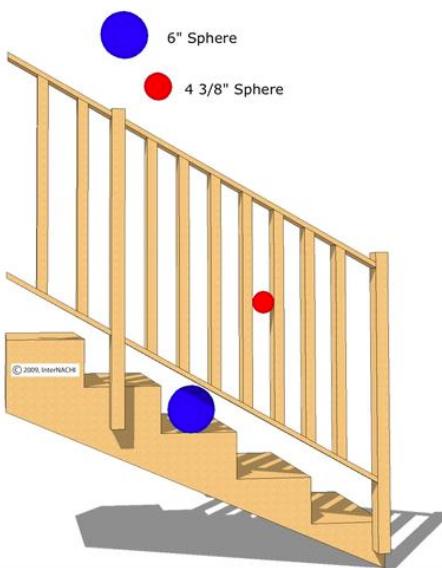
## 3.8.1 Guardrails, Stair Rails, &amp; Handrails

**STAIR RAILING - SPACING EXCEEDED** Marginal Defect

**SFTY** - The railing for the stairs had spacing that would allow the passage of a 4 3/8 inch sphere through the balusters, and/or the passage of a 6 inch sphere below them. Current safety standards require that spheres of the referenced sizes should not pass through the referenced areas. Safety upgrades or repairs as needed for safety is recommended to be performed by a qualified contractor.

## Recommendation

Contact a qualified deck contractor.



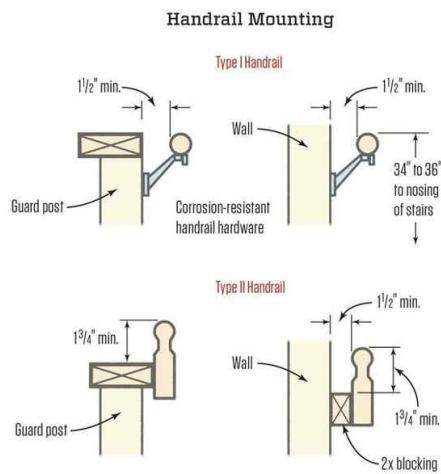
## 3.8.2 Guardrails, Stair Rails, &amp; Handrails

**HANDRAIL - NOT GRASPABLE**

**SFTY** - The handrail for the stairs was not "graspable" by today's standards. Handrails are recommended to meet certain sizes, shapes, and clearances from walls, so they can be adequately grasped for safety while traversing the stairway. Safety upgrades are recommended to be conducted to the handrail(s) by a qualified person.

Recommendation

Contact a qualified professional.

- Marginal Defect


## 3.9.1 Porch / Deck Roof Condition

**SUPPORT POST(S) - OUT OF PLUMB**
- Marginal Defect

FRONT OF STRUCTURE

There were porch roof support posts present that were out of plumb. Repairs are recommended as desired by a qualified person.

Recommendation

Contact a qualified professional.



## 3.10.1 Exterior Spigots

**SPIGOT(S) - LOOSE AT WALL**

## FRONT OF STRUCTURE

The spigot was not secured to the wall. Properly securing the spigot to prevent damage to the water distribution pipe is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified professional.



Minor Defect, Maintenance Item, or FYI Item

## 3.12.1 Concrete Surfaces

**VOID/UNDERMINING UNDER CONCRETE SLAB**

## FRONT OF STRUCTURE

Void(s) or some degree of undermining was present under portions of the referenced concrete slab. This is typically from settlement/consolidation of the soil below the slab, but can also be due to erosion. Voids under concrete slabs can allow for cracking, displacement, or settlement of the concrete. Repairs to the void(s) as needed to properly support the slab is recommended to be conducted by a concrete contractor.

## Recommendation

Contact a qualified concrete contractor.



Marginal Defect



## 4: ROOF

**Information****Inspection Method: Inspection Method**

Walked the Roof

**Inspection Method: Amount of Roof Safely Walkable**

90+%

**Roof Surface Condition: Roof Covering Material**Architectural Composition  
Shingles**Shingles: Shingles Stage of Life Estimation****Vents / Protrusions: Roof Protrusion Type(s)****Chimney: Chimney Material**  
Brick

Second Third of Life

Plumbing Stack Vent(s), Service Mast

### General Info: Roof Views



### General Info: Roof Limitations

**LMT** - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

### Shingles: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

**3-tab asphalt composition shingles typically have a 12-15 year life span.** This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

**Architectural Composition shingles typically have a 21-24 year life span.** This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

## Shingles: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts

Due to the many variables which affect the lifespan of roof covering materials, remaining service life of any roof coverings are not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation Conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. An inspection of the roof will be conducted to the best of our ability, **but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible**. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

## Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



## Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Roof Flashings: Roof Flashing Information & Limitations

**LMT** - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

## Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



## Chimney: Chimney - Flashing Limitations

**LMT** - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

## Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

## Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

## Recommendations

## 4.4.1 Shingles

**SHINGLES - INSTALLED ON <2/12 PITCH**

There were shingles installed on less than a 2/12 pitch, this can allow for water infiltration between the shingles. EPDM rubber roof membranes or another low pitch approved material is recommended in this application. Evaluation and replacement of the shingles with an appropriate covering is recommended to be conducted by a roofing contractor.

## Recommendation

Contact a qualified roofing professional.



Significant Defect



## 4.4.2 Shingles



Minor Defect, Maintenance Item, or FYI Item

**SHINGLES - SATELLITE DISH/ANTENNA MOUNTED TO ROOF SURFACE**

**FYI** - There was a satellite dish/antenna and/or related brackets mounted to the roof surface, this is not recommended due to the possibility of leaking and it possibly affecting the roof warranty. I recommend doing an internet search for "satellite dish/antenna mounted to roof" and having it moved as desired to another location by a qualified person.

## Recommendation

Contact a qualified professional.



## 4.5.1 Vents / Protrusions

**PLUMBING STACK(S) - UNDER 6 INCHES**

There were plumbing stack vent(s) present that were under 6 inches in height. Plumbing stack vents are required to extend 6 inches above the roofline, to prevent them from being covered and frozen over in a snowfall event. Proper extension of the stack vents is recommended to be performed by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.



## 4.5.2 Vents / Protrusions

**PLUMBING STACK(S) - CAPPED**

There were plumbing stack vent(s) present that were capped. There is typically no reason for a plumbing stack to be capped that I know of. Due to the stack being capped an evaluation of the plumbing's venting system is recommended to be performed by a licensed plumbing contractor with repairs made as needed.

## Recommendation

Contact a qualified professional.



## 4.7.1 Chimney

**CROWN - CRACKING (MOISTURE INFILTRATION)**

The chimney crown was cracked. This has allowed rain water to infiltrate the masonry of the chimney (as evident from the black fungal / algae growth on brick). Continual water infiltration can cause damage to the brick / masonry from water freezing and expanding in winter months. A crown wash (crown replacement) or repairs as deemed necessary by a chimney sweep are recommended.

## Recommendation

Contact a qualified chimney contractor.



Marginal Defect



## 4.7.2 Chimney

**CROWN - UNAPPROVED MATERIAL**

A flammable/combustible material has been used to cover the chimney crown. Current standards prohibit the use of flammable/combustible material within 3 feet of chimney flues due to hot embers that may exit the flue. Removal of the material and repairs to the masonry crown or the installation of a metal cap is recommended by a qualified chimney sweep.

## Recommendation

Contact a qualified chimney sweep.



Marginal Defect



## 4.7.3 Chimney

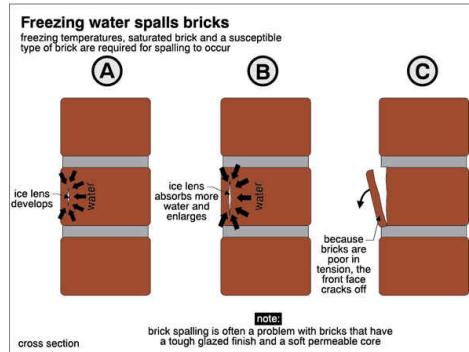
**BRICK - HEAVY SPALLING**

Significant Defect

Heavy spalling and/or damage of the masonry was present on the chimney. This is indicative of moisture intrusion into the masonry, and as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs as needed are recommended to be conducted by a qualified mason.

## Recommendation

Contact a qualified masonry professional.



## 4.7.4 Chimney

**FLUE LINER(S) - RAIN CAP MISSING**

Minor Defect, Maintenance Item, or FYI Item

Flue liner(s) were present that were not protected by a rain cap. Rain caps are recommended to protect the flue from rainwater that may cause cracks while the chimney is in use, and to prevent the entrance of wildlife and moisture into the chimney. The installation of chimney rain cap(s) is recommended to be performed by a qualified person.

## Recommendation

Contact a qualified chimney contractor.



## 4.7.5 Chimney

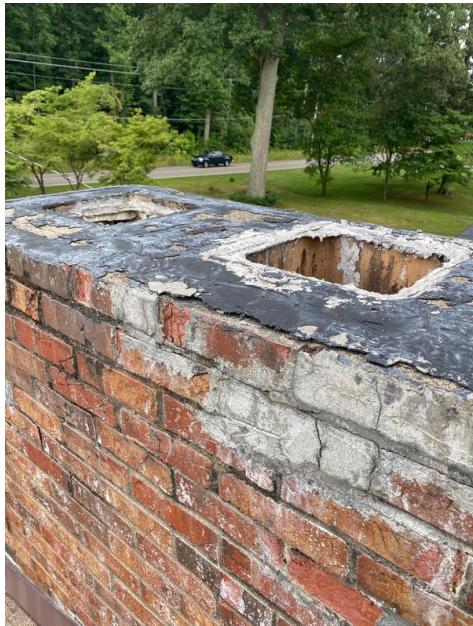
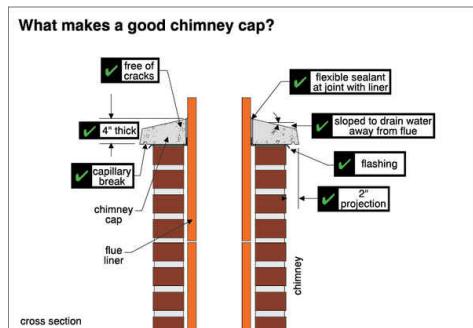
**FLUE LINER(S) - IMPROPER HEIGHT**

Marginal Defect

The clay flue liner(s) did not extend 2-4" above the surface of the chimney crown. Flue liners should extend a minimum of 2 - 4 inches above the crown to prevent moisture infiltration into the chimney area. Evaluation and repairs/modifications to the flue liner(s) is recommended by a chimney sweep.

## Recommendation

Contact a qualified chimney contractor.



## 4.8.1 Gutters / Downspouts

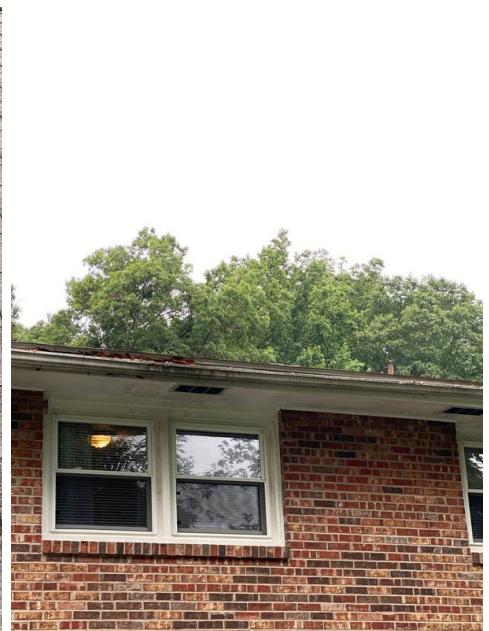
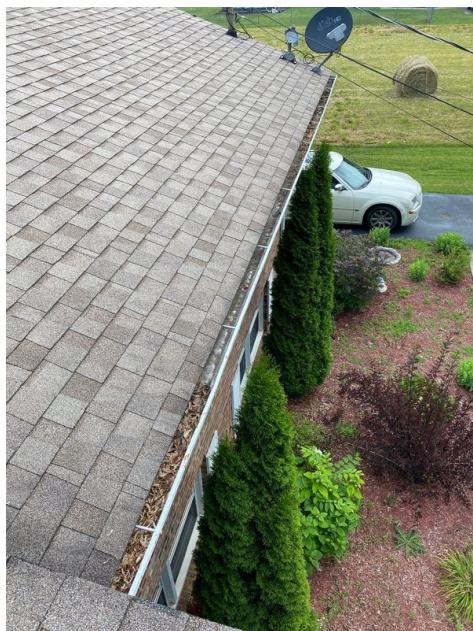
**GUTTER(S) - END OF LIFE**

Significant Defect

The guttering system contained deficiencies that indicate that the guttering is at the end of its useful life. Replacement of the gutters is recommended to be performed by an exterior contractor.

## Recommendation

Contact a qualified gutter contractor



## 5: EXTERIOR

### Information

**Walls / Cladding: Cladding Material**

Brick Veneer

**Walls / Cladding: Wall Crack(s) Present?**

Yes, Covered in Foundation Section of Report

**Walls / Cladding: Wall Construction Type**

Wood Framed, CMU Block

**Eaves/Overhangs/Fascia: Soffit & Fascia Material**

Wood Fascia & Soffit

**Walls / Cladding: Vegetation Obscuring Wall(s) Visibility?**

Partial

**General Info: Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)****General Info: Representative Number Inspected**

The State of Tennessee Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). We try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

## General Info: Probing of Wood

The TN Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

## Walls / Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## Window Exteriors: Window Screens Information

**EXCL** - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

## Wall Flashings: Wall Flashing Information & Limitations

**LMT** - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

## Eaves/Overhangs/Fascia: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Eaves/Overhangs/Fascia: Wood Overhangs Present

Wood overhangs were present. These areas will be susceptible to moisture related damage, and are recommended to be maintained by painting and sealing as a part of routine maintenance to prevent said damage.

## Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

## Exterior Doors: Handleset Information

**LMT** - Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or rekeying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.

## Recommendations

## 5.3.1 Brick

**BRICK - WEEP HOLES NOT PRESENT**

Minor Defect, Maintenance Item, or FYI Item

**FYI** - Weep holes were not present in the brick veneer siding. Today's standards require weep holes (not less than 3/16" in diameter) every 33 inches. However, installation of weep holes after construction may cause more damage than benefit. An evaluation by a licensed masonry contractor about the lack of weep holes, its potential consequences, and the options (if any) for correction is recommended. No damage to the structure at visible portions, as a result of the missing weep holes, were observed at the time of inspection.

## Recommendation

Contact a qualified masonry professional.

## 5.6.1 Eaves/Overhangs/Fascia

**WOOD - WATER DAMAGE**

Significant Defect

## MULTIPLE AREA(S)

Some degree of water damage was present on the overhangs and/or fascia in areas. Repairs or replacement of any damaged wood is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified professional.



## 6: KITCHEN

**Information****General Info: Kitchen View****Undersink Plumbing - Kitchen:****Oven/Range: Energy Source****Undersink Plumbing Visibly**

Electric

**Obstructed?**

Partially

**Oven/Range: Range Anti-tip****Bracket Presence**

No

**Exhaust Fan: Fan Type**

OTR Recirculating

**Cabinets, Countertops: Countertop/Cabinets Information**

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Sink(s): Kitchen Sink Information**

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Spray Wand: Spray Wand Information**

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

**Undersink Plumbing - Kitchen: Plumbing Information**

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Dishwasher : Dishwasher Information

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.



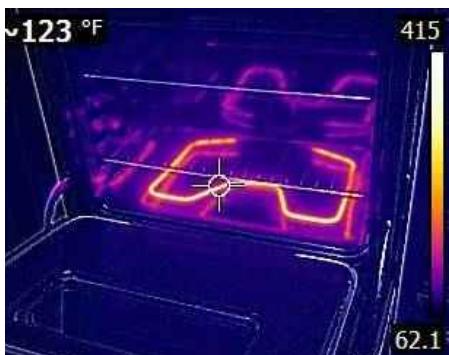
## Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



## Oven/Range: Oven Information

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



## Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

## Microwave: No Mounted Microwave Present

**EXCL** - No mounted microwave was present in the kitchen. Only attached microwaves are inspected during a home inspection. Standalone microwaves are not moved to look at the condition of items below or around them.



## Refrigerator: Refrigerators Not Inspected

**EXCL** - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional prior to closing.



## Recommendations

## 6.3.1 Sink(s)

- Marginal Defect
**WATER FLOW - WEAK**

Weak water flow was present at the kitchen faucet. Evaluation and repairs as needed to achieve proper flow is recommended to be conducted by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.

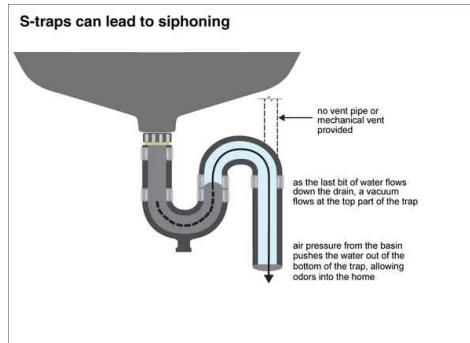
## 6.5.1 Undersink Plumbing - Kitchen

- Marginal Defect
**TRAP - S TRAP PRESENT**

The kitchen drain contained an "S" trap. "S" traps are not allowed by current standards due to the potential of the design to siphon the water "seal" out of the trap, allowing sewer gases to enter the home. Upgrades or repairs as applicable to properly vent the trap(s) is recommended to be performed by a licensed plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.



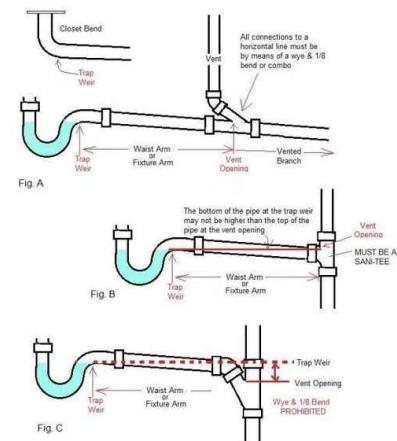
## 6.5.2 Undersink Plumbing - Kitchen

- Marginal Defect
**TRAP - WEIR HIGHER THAN VENT**

The trap weir was located higher than the vent connection. This can allow the water "seal" in the trap to be siphoned dry, allowing sewer gases to enter the home. Repairs to the plumbing to properly install the trap and trap arm is recommended to be conducted by a plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.



6.5.3 Undersink  
Plumbing - Kitchen



Minor Defect, Maintenance Item, or FYI Item

### VENTING - MAV PRESENT

A mechanical vent was used to vent the plumbing drain system at the kitchen sink. Mechanical vents (MAV) are not permitted for use in residential homes (manufactured homes only). Replacement of the MAV is recommended to be conducted with an air admittance valve (AAV) by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



6.5.4 Undersink Plumbing - Kitchen

### VENTING - VENT HEIGHT TOO LOW



Marginal Defect

The vent height was too low. Vents for air admittance valves should terminate 4" above the trap weir. Evaluation and repairs as needed for proper placement is recommended to be performed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

6.7.1 Oven/Range

### SAFETY - ANTI-TIP BRACKET MISSING



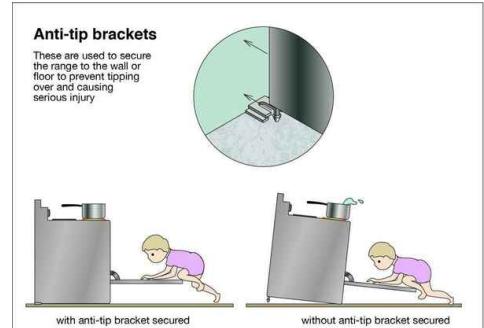
Marginal Defect

**SFTY** - An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars. The installation of an anti-tip bracket is recommended to be conducted by a qualified person for safety.

<http://www.sears.com/search=anti%20tip%20bracket%20for%20oven>

Recommendation

Contact a qualified professional.



## 6.7.2 Oven/Range

**ELEMENT(S) - NOT FUNCTIONAL**

There were element(s) that were not functional at the time of inspection. Repairs or replacement of the element(s) as needed is recommended to be performed by a qualified person for proper operation.

## Recommendation

Contact a qualified appliance repair professional.



## 7: BATHROOM(S)

### Information

**Ventilation: Ventilation Sources**

Window(s)

**Undersink Plumbing - Bathroom:**

**Undersink Plumbing Visibly Obstructed?**

Partially

**General Info: Bathroom View(s)**

**General Info: Tub and Shower Drain Information**

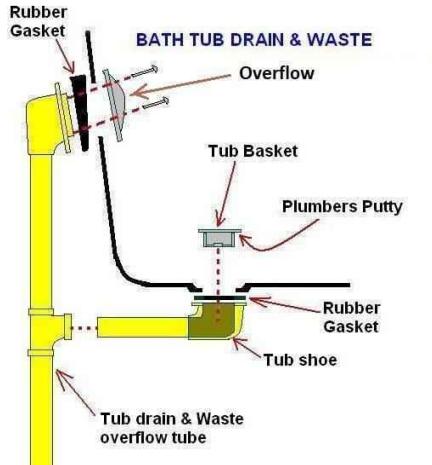
**FYI** - Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated is the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

**General Info: Tub and Sink Overflow Limitations**

**LMT** - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of

water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



## Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies visibly present at the time of inspection unless otherwise noted in this report.

## Mirror(s): Mirror Information

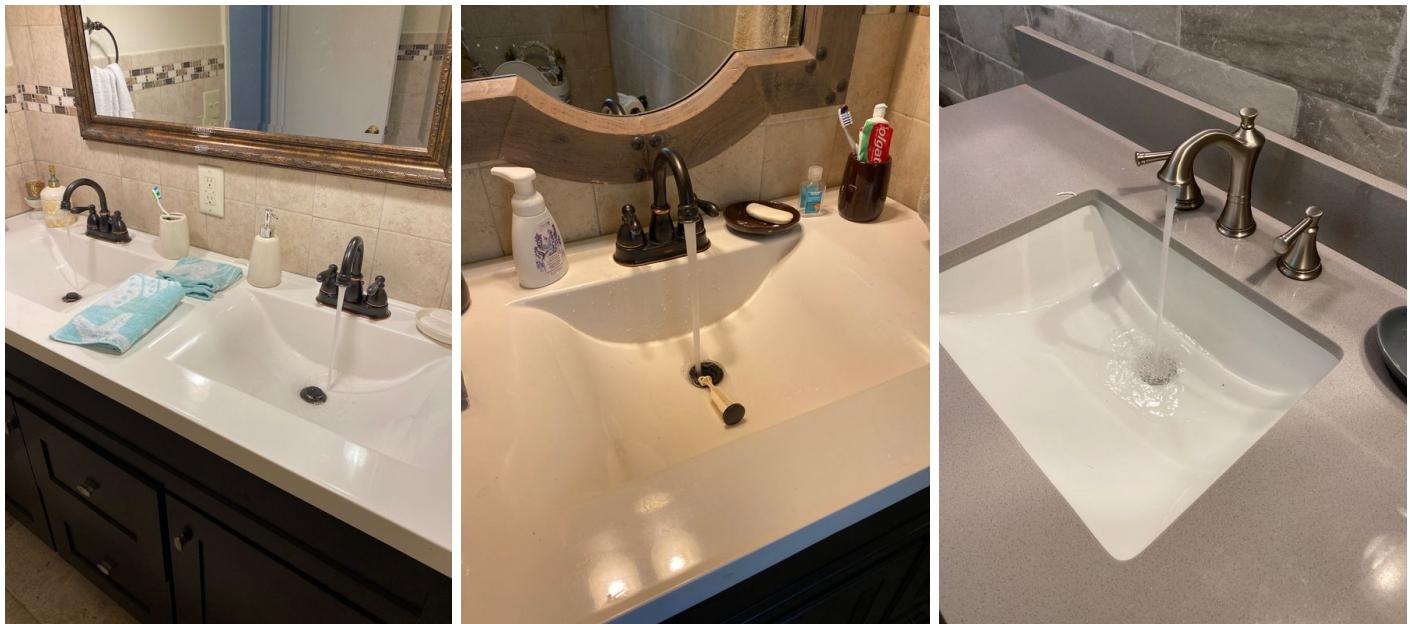
The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



## Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area

(ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



### Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



### Bathtub(s): Hydromassage Tub Motor Not Tested - Missing Stopper

Hallway Bathroom

**LMT** - The motor for the whirlpool tub could not be tested due to a missing stopper. I recommend confirming proper operation prior to closing.

### Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



### Shower Walls: Shower Walls Information

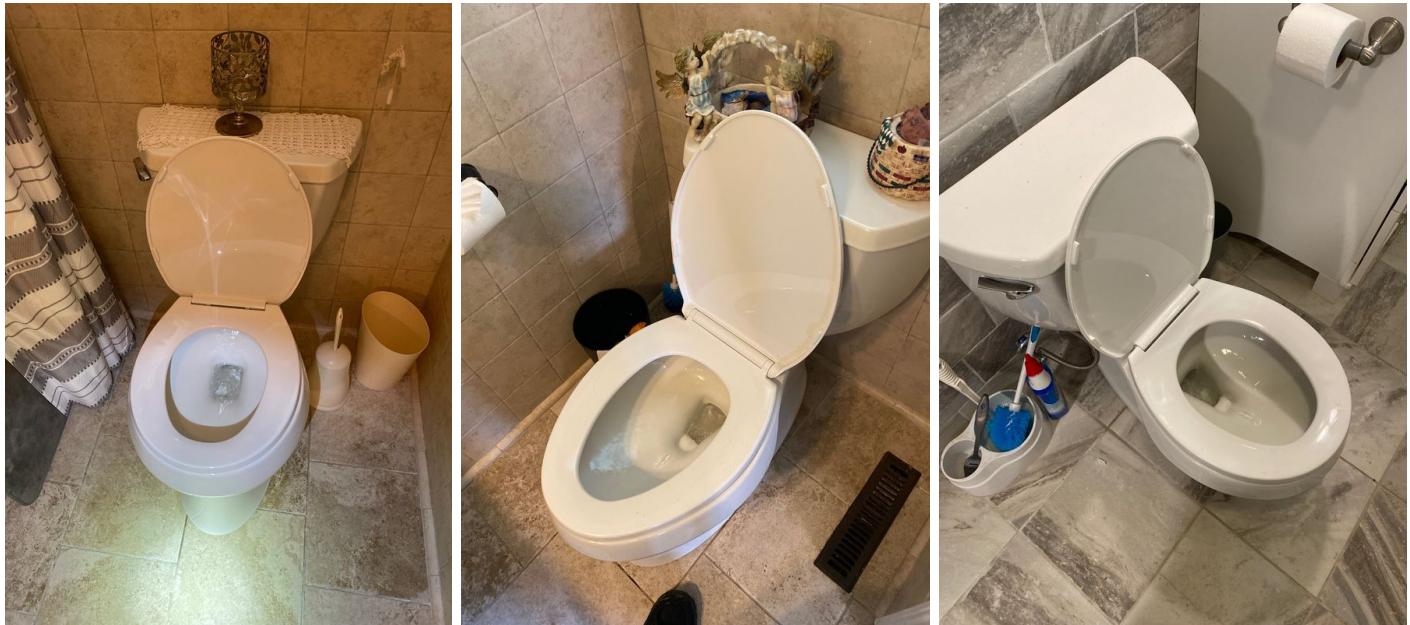
The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### Shower Doors / Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

## Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



## Recommendations

### 7.4.1 Ventilation

#### **VENTILATION FAN - NOT PRESENT**

HALLWAY BATHROOM

No exhaust fan was present in the referenced bathroom(s). Current standards state that an exhaust fan should be present in bathrooms to ensure proper ventilation of moisture. The installation of an exhaust fan is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Marginal Defect

### 7.5.1 Sink(s)

#### **POP-UP - NOT FUNCTIONING PROPERLY**

MASTER BATHROOM, DOWNSTAIRS BATHROOM

The pop-up stopper was not functioning properly on the referenced sink(s), this could include not being connected properly, not sealing, or other defects. Repairs are recommended to be performed as needed by a qualified person for proper operation.

Recommendation

Contact a qualified handyman.



Minor Defect, Maintenance Item, or FYI Item

7.6.1 Undersink  
Plumbing - Bathroom



Minor Defect, Maintenance Item, or FYI Item

## DRAIN PIPES - FLEX DRAIN PIPE PRESENT

### DOWNSTAIRS BATHROOM

A flex drain pipe was present. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only. Replacement of the flex pipe(s) is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



7.11.1 Toilet(s)

## FLUSH LEVER - HAS TO BE HELD DOWN

### MASTER BATHROOM

The toilet handle had to be held down for the toilet to flush properly. The toilet fill valve or stopper chain may need adjustment or replacement to function properly. Repairs are recommended to be conducted as needed by a licensed plumber or other qualified person for proper operation.

Recommendation

Contact a qualified plumbing contractor.



Marginal Defect

# 8: INTERIOR AREAS

## Information

**Windows: Window Glazing**  
Double Pane

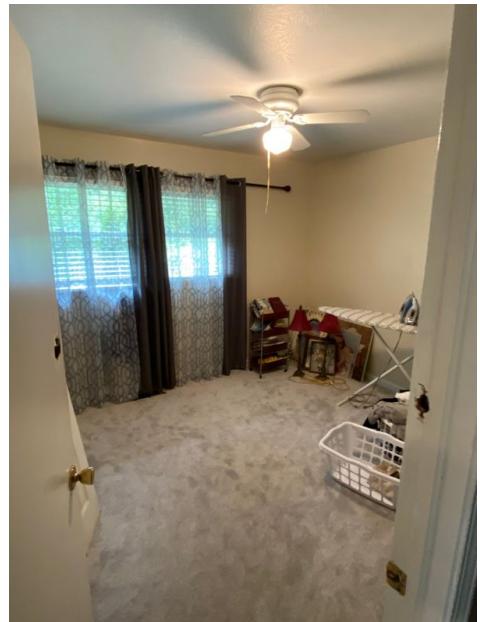
**Closets: Closet Surfaces Visually Obstructed?**  
Yes

**Ceiling Condition: Moisture Stains Present on Ceilings**  
Not at Visible Portions

**Smoke Alarms / Detectors:**  
**Smoke Alarms Presence at All Required Locations**  
Missing in Sleeping Areas

**CO Detectors: CO Alarms Present at all Recommended Locations?**  
Missing Outside of Sleeping Areas

**General Info: Room Views**



### General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

## Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

## Windows: Glass Seal Failure Limitations

**LMT** - Reporting on double pane glass seal failure is not required by the State of TN Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

## Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Closets: Personal Belongings in Closet(s)

**LMT** - Personal belongings were present in some closet(s), this limited visual accessibility of wall and floor surfaces.

## Closets: Closet Under Stairs Not Accessible - Personal Belongings

**LMT** - The closet under the stairs was not accessible due to personal belongings blocking accessibility. Any items or components located behind these personal belongings are excluded from this inspection.



## Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Doorbell: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Stairs, Handrails, & Guardrails: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

## Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Surfaces - Overall: Cosmetic Deficiencies to Surface(s)

**EXCL** - Cosmetic deficiencies were present to wall, floor, and/or ceiling surfaces and are typically not reported on. If these cosmetic deficiencies are a concern, evaluation and repairs as needed should be conducted by qualified tradespeople.

## Wall Condition: Walls Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Ceiling Condition: Ceilings Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

## Ceiling Condition: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

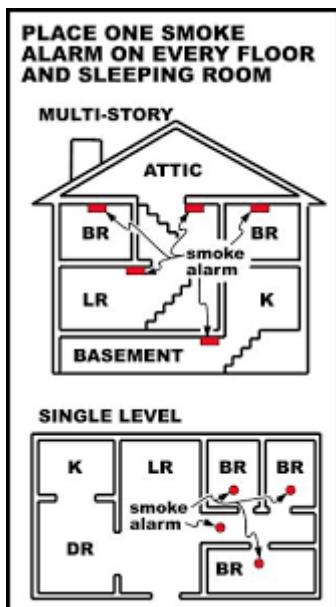
## Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



## Smoke Alarms / Detectors: Smoke Alarms Testing Information

**LMT** - The State of TN Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This unfortunately only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a**

**smoke can and is beyond the scope of a Home Inspection.** I highly recommend either testing these detectors with a smoke can, or replacing all of the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

## CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

## Whole Home Fan: Whole Home Fan Functional

The whole home fan was functional at the time of inspection as tested at the wall switch.

## Whole Home Fan: Whole Home Fan Information

Whole home fans create a pathway for conditioned air to reach the attic area. Current standards require that all ceiling protrusions (lights, ceiling fans, etc.) are sealed so that conditioned air does not enter the attic area around these protrusions. When conditioned air enters an unconditioned area the possibility for the formation of condensation exists on framing components, and condensation can lead to fungal growth. I recommend removal of the fan, or sealing it off. If you are considering using the fan, I recommend consulting with a contractor familiar with building sciences as to the possible repercussions.

## Recommendations

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## 8.2.1 Windows

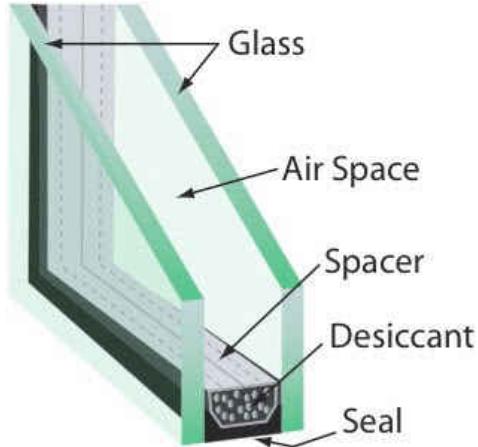
**GLASS - SEAL FAILURE**

## RANDOM AREA(S)

There was window glass with seal failure present. This is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and/or debris in between the panes of glass. Seal failure can result in loss of energy efficiency and can obscure the visibility through the glass. Some windows may not show signs of seal failure due to desiccant in the glass spacer absorbing moisture in between the panes. Weather conditions in the future (high humidity, etc.) may reveal more seals that are failed than what was observed at the time of inspection. A review of all windows in the home with replacement of any affected glass found is recommended to be performed by a window company or glazing contractor.

## Recommendation

Contact a qualified window repair/installation contractor.



## 8.4.1 Interior Doors

**DOOR OPERATION - BINDING**

## HALLWAY BATHROOM

There were door(s) that were binding / rubbing on an adjacent surface. Adjustments or modifications are recommended to be conducted by a qualified person as needed for proper operation.

## Recommendation

Contact a qualified handyman.



Minor Defect, Maintenance Item, or FYI Item

## 8.4.2 Interior Doors

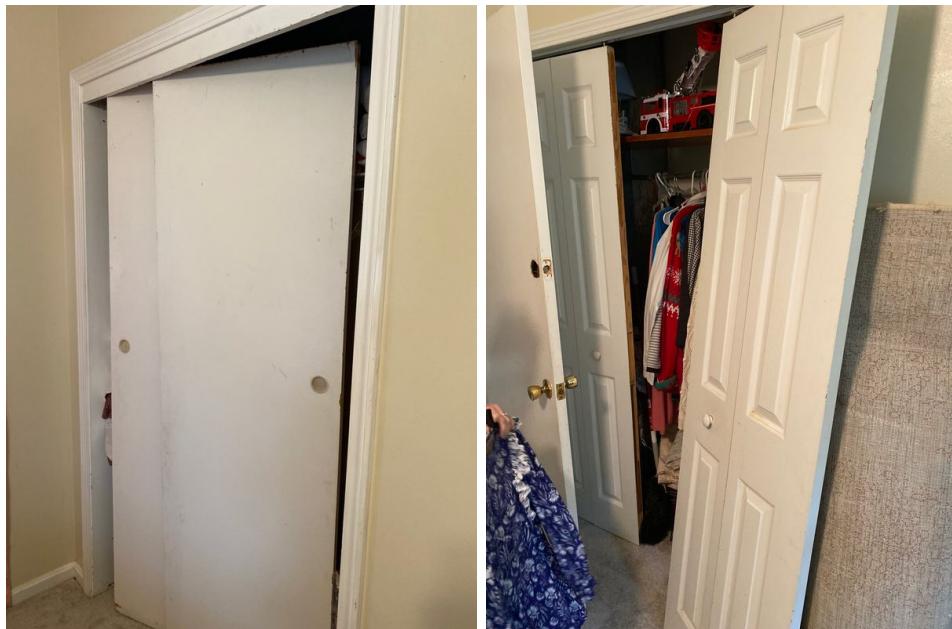
**BI-FOLD - NOT FUNCTIONING PROPERLY**

BEDROOM 2, BEDROOM 3

The bi-fold door was not functioning properly. Repairs are recommended as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.

 Marginal Defect

## 8.5.1 Doorbell

**DOORBELL - NOT FUNCTIONAL** Marginal Defect

The doorbell did not operate when tested. This could be a deficiency with the door bell button, chime, and/or transformer. Repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

## 8.6.1 Stairs, Handrails, &amp; Guardrails

**STAIRS - RISER, TREAD, AND/OR NOSING DESIGN DEFICIENCIES**

**SFTY** - The stairway contained one or more of the following deficiencies:

- There were riser heights in excess of 7 3/4". *Riser heights should not exceed 7 3/4".*
- There were tread depths present that were less than 10" in depth (measured from nosing to nosing). *10" is the minimum recommended tread depth.*
- The stair tread nosing projected more than 1 1/4" or less than 3/4". *Current standards call for a 1 1/4" maximum and 3/4" minimum tread nosing.*
- There were non uniform risers, treads, and/or nosings present. *There shouldn't be more than a 3/8" variance between the individual riser heights, stair tread depths, or nosings.*

Any variances from these numbers can result in a potential trip hazard. I recommend consulting a contractor who specializes in stairs to discuss possible modifications or repair options as needed for safety.

Here's a link that discusses stair injuries: <https://www.reuters.com/article/us-health-injuries-stairs/injuries-on-stairs-occur-in-all-age-groups-and-abilities-idUSKBN1CE1Z4>

Recommendation

Contact a qualified professional.



## 8.10.1 Floor Condition

**CARPET - STAINING**

MULTIPLE AREA(S) THROUGHOUT THE STRUCTURE

Staining was present to the carpets in areas of the home. Cleaning or replacement as needed is recommended to be performed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor

## 8.11.1 Smoke Alarms / Detectors

**SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS**

Marginal Defect

**SFTY** - Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

## Recommendation

Contact a qualified electrical contractor.

## 8.12.1 CO Detectors



Marginal Defect

**CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS**

**SFTY** - CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

## Recommendation

Contact a handyman or DIY project

## 9: LAUNDRY

### Information

**General Info: Laundry View****General Info: Dryer Energy Source**

Electric

**Dryer Vent: Dryer Vent****Termination Point**

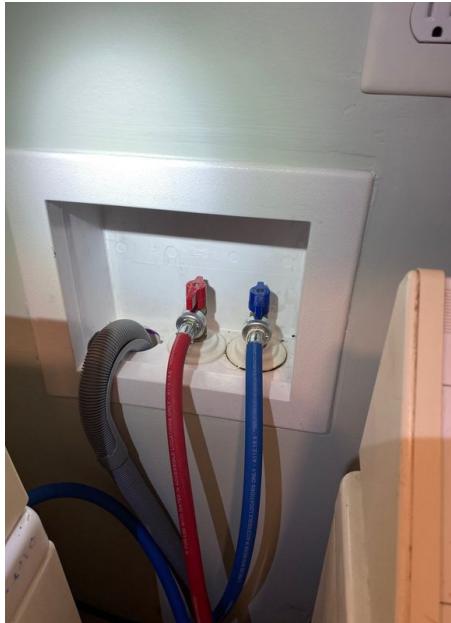
Exterior

**General Info: Washer / Dryer Present**

**LMT** - A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

## Visible Plumbing - Laundry: Plumbing Information - Washer Present

**LMT** - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.



## Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report. **It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.**

## Recommendations

### 9.1.1 General Info

#### LAUNDRY - MISSING DRYER COMPONENTS

Although water valves and a drain were present for a washing machine, a 240V receptacle was not present for a dryer. I recommend getting quotes from applicable contractors to "finish" the area to allow for a dryer prior to the end of your inspection contingency period.

Recommendation

Contact a qualified professional.

Marginal Defect



# 10: HEATING, COOLING

## Information

<b>Exterior Unit(s) - Split System :</b>	<b>Exterior Unit(s) - Split System :</b>	<b>Exterior Unit(s) - Split System :</b>
<b>Exterior Unit Location</b>	<b>Exterior Unit Energy Source &amp; Type</b>	<b>Exterior Unit Manufacturer</b>
Right side of home	Electric Condensing Unit (Heat Pump)	Trane
<b>Exterior Unit(s) - Split System :</b>	<b>Exterior Unit(s) - Split System :</b>	<b>Interior Unit(s) - Split System :</b>
<b>Exterior Unit Max Circuit Breaker</b>	<b>Exterior Unit Overcurrent Protection Amperage</b>	<b>Interior Unit(s) Location</b>
Amperage	30 amps	Basement
40amps		
<b>Interior Unit(s) - Split System :</b>	<b>Interior Unit(s) - Split System :</b>	<b>Auxiliary Drain Pan: Auxiliary Drain Pan Present</b>
<b>Interior Unit(s) Energy Source and Distribution</b>	<b>Interior Unit Manufacturer</b>	Yes
Electric Forced Air	Trane	
<b>Condensate Drain Pipe:</b>	<b>Thermostat(s): Thermostat Location(s)</b>	<b>Air Filter / Return Plenum: Filter Location(s)</b>
<b>Condensate Drain Termination Point</b>	Hallway	Den, Foyer
Right Side of Home		
<b>Air Filter / Return Plenum: Filter Size</b>	<b>Return Air Temp: Return Air Temp</b>	<b>Air Supply Temp: Temperature Differential Cooling Mode</b>
20 X 25	69	20+Degrees
<b>Air Supply Temp: Temperature Differential Heating Mode</b>	<b>Cooling Source Present in Each Room: Cooling Source Present in Each Room</b>	<b>Heating Source Present in Each Room: Heating Source Present In Each Room</b>
20+ Degrees	No	Yes
<b>Fireplace(s): Fireplace Type(s)</b>	<b>Fireplace(s): Fireplace Location(s)</b>	<b>Fireplace(s): Fireplace Flue Termination Point</b>
Vented Gas Logs	Living Room, Den	Chimney

### General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

### General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

### General Info: Dehumidifiers/Humidifiers Not Inspected

**EXCL** - The inspection of dehumidifiers/humidifiers is beyond the scope of a home inspection and any such units are excluded from this inspection.



### General Info: Air Purifiers/Electric Air Cleaners Not Inspected

**EXCL** - The inspection of air purifiers and electric air cleaners is beyond the scope of a home inspection and such units are excluded from this inspection.



### Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

1993

The typical life expectancy of exterior units is approximately 13-15 years.

### Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



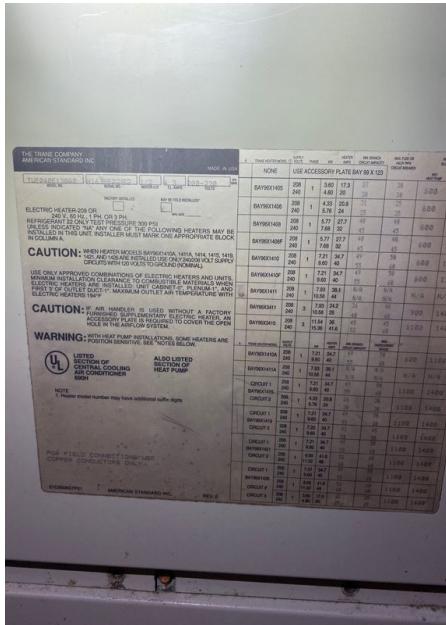
## Interior Unit(s) - Split System : Interior Units Manufacture Year

1993, Presumed

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

## Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



## Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off; or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

## Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

## Condensate Drain Pipe: Condensate Pump Information

**LMT** - A condensate pump was present to carry condensate from the interior unit's location to the exterior. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water spillage around the unit, which would indicate a failure of the unit. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

## Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

## Thermostat(s): Thermostat Information

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

## Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.



## Air Return Information: Temperature Reading

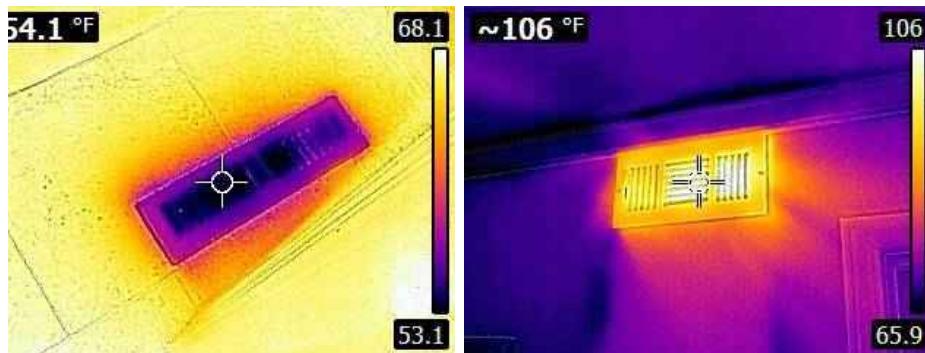
A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system(s) responded to normal operating controls.



## Air Supply Information: Air Supply Information

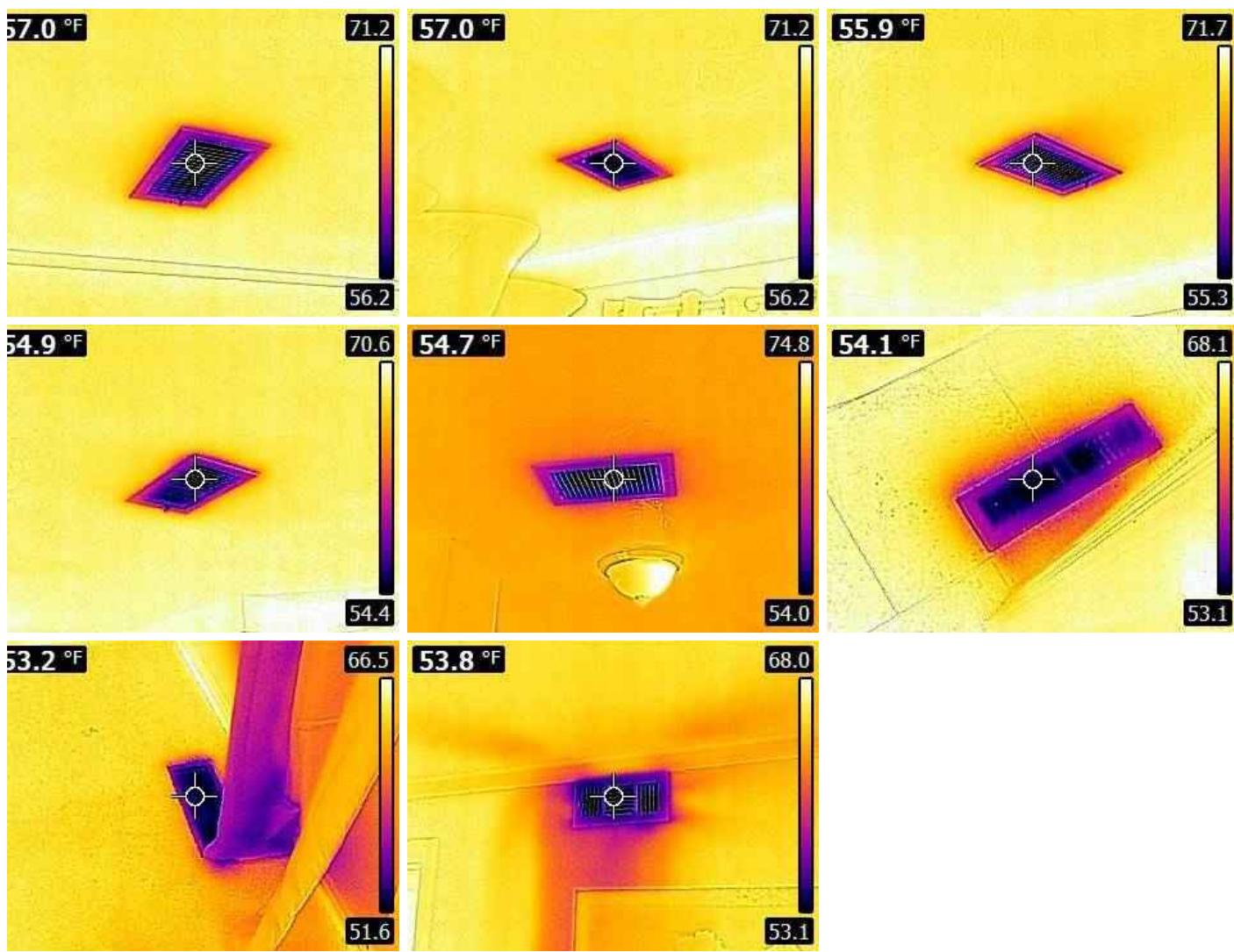
An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 -

25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.



### HVAC Supply Registers: HVAC Supply Information

Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



### Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

### Visible Ductwork: Not Visible - Between Ceiling and Floor

**EXCL** - The majority of the HVAC ductwork was not visible due to being between the area of the finished ceilings and upstairs floor. The condition of the ductwork is excluded from this inspection.

## Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.



## Fireplace(s): Gas Not Connected

Living Room, Den

**EXCL** - The gas was not connected for the fireplace at the time of inspection. I recommend confirming proper operation prior to closing.

## Recommendations

### 10.1.1 General Info

#### HVAC SERVICING DOCUMENTATION NOT PRESENT



Minor Defect, Maintenance Item, or FYI Item

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

## 10.2.1 Exterior Unit(s) - Split System



Marginal Defect

**EXTERIOR UNIT - AGED**

**AGED** - The unit was nearing, at, or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s) alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended to be conducted by an HVAC contractor.*** A typical life expectancy chart can be found here:

<http://prohitn.com/component-life-expectancies/>

Recommendation

Contact a qualified HVAC professional.

## 10.3.1 Interior Unit(s) - Split System



Marginal Defect

**INTERIOR UNIT - AGED**

**AGED** - The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s). Depending on prior maintenance and other factors, the unit(s) could last anywhere from months to years, and the remaining life is undeterminable. ***Due to its age, servicing is recommended to be conducted by an HVAC contractor.*** A typical life expectancy chart can be found here:

<http://prohitn.com/component-life-expectancies/>

Recommendation

Contact a qualified HVAC professional.

## 10.4.1 Auxiliary Drain Pan



Marginal Defect

**DRAIN PAN - CONDENSATE PUMP NOT IN PAN**

The condensate pump was not located in the footprint of the auxiliary drain pan. This will allow for water leakage in the area should the condensate pump fail. Modifications to the pan as needed to allow the condensate pump to be located within the pan is recommended to be performed by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

## 10.5.1 Condensate Drain Pipe

**CONDENSATE DRAIN - TERMINATED NEAR FOUNDATION**

## RIGHT SIDE OF STRUCTURE

The condensate drain pipe or tubing terminated at or near the foundation of the home. This can allow water to saturate the soil in this area, possibly entering back into or under the structure. Extending the drain, away from the foundation, is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified professional.



## 10.8.1 Air Filter / Return Plenum

**FILTER(S) - DIRTY**

The air filter was dirty. Replacement of the filter is recommended to be performed ASAP, as a dirty filter puts additional strain on interior HVAC unit(s), can shorten the unit's life, and affect the efficiency of the unit.

## Recommendation

Recommended DIY Project

## 10.15.1 Cooling Source Present in Each Room

**COOLING SOURCE NOT PRESENT IN EACH ROOM**

## DOWNSTAIRS BATHROOM

An installed cooling source was not present in the referenced room(s). The installation of an installed proper cooling source is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified HVAC professional.

10.17.1 Fireplace(s)

## FIREPLACE - INDICATIONS OF MOISTURE INFILTRATION

LIVING ROOM

Indications of moisture infiltration was present in the fireplace. Evaluation and repairs are recommended as needed by a chimney sweep to prevent any moisture/water infiltration.

Recommendation

Contact a qualified chimney contractor.

 Marginal Defect



10.17.2 Fireplace(s)

## CREOSOTE - BUILD-UP

DEN

Some degree of creosote build-up was present at visible portions of the firebox and flue. Maintenance and cleaning is recommended to be performed by a chimney sweep.

Recommendation

Contact a qualified fireplace contractor.

 Marginal Defect

## 10.17.3 Fireplace(s)

**GAS LOGS - MANIPULATED (LOGS MOVED)**

DEN

The "logs" have been moved/detached from their original position. Evaluation and repairs or replacement as needed is recommended by a chimney sweep.

Recommendation

Contact a qualified chimney contractor.



## 10.18.1 Wall Heater(s)

**NOT TESTED - AGED**

**AGED** - Wall heater(s) were present and the unit(s) were not tested for functionality. Wall heaters of this age are well past their useful life, and may not be safe for use. An evaluation of the unit(s) is recommended to be conducted by a licensed electrician before using these units, or having an electrician to properly disconnect and remove the units.

Recommendation

Contact a qualified electrical contractor.



## 11: WATER HEATER

### Information

**Water Heater Condition: Water Temperature**  
130-140 Degrees

**Water Heater Condition: Water Heater Location**  
Laundry Room

**Water Heater Condition: Capacity**  
40 Gallons

**Water Heater Condition: Energy Source**  
Electric

**Water Heater Condition: Water Heater Manufacturer**  
AO Smith

**Water Heater Condition: Manufacture Year**  
2018

The typical life expectancy of a water heater is 13-15 years.

## TPRV Discharge Pipe: TPRV Discharge Tube Material

PVC

## Water Heater Condition: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced hot water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.



## Water Heater Condition: Water Temp Information

**FYI** - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve.

## TPR Valve: TPR Valve Information

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

## TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

## Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Water Pipes: Expansion Tank Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes in the home. When water is heated in the water heater it expands, with an expansion tank in place, this 'expanded' hot water has somewhere to go, instead of putting pressure on the tank and water distribution pipes in the home. More info can be found here:

<https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-that-thing-on-top-of-your-water-heater/>

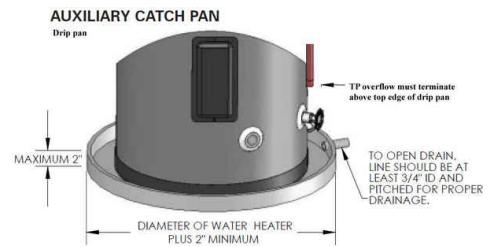
## Recommendations

### 11.1.1 Water Heater Condition **DRAIN PAN - MISSING**

A water heater drain pan was not present. Drain pans also called "Smitty pans" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.



### 11.1.2 Water Heater Condition

### **WATER TEMP - IN EXCESS OF 120 DEGREES**

**SFTY** - The hot water temperature was over 120 degrees.

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water as faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Recommendation

Contact a handyman or DIY project



Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

### 11.3.1 TPRV Discharge Pipe

### **TPRV PIPE - PVC**

PVC was used for the TPR valve discharge tube. TPR valve discharge tubes should be comprised of a material that is approved for distribution pipe use in the home, including copper, aquapex, galvanized steel, or CPVC. Replacement of the discharge tube is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



## 11.4.1 Water Pipes

**WATER PIPES - AQUAPEX PIPES WITHIN 18" OF UNIT**

Minor Defect, Maintenance Item, or FYI Item

Aquapex water pipes were within the first 18 inches of the water heater unit. Current standards do not allow aquapex pipes to be installed within 18 inches of the water heater. Replacement of the pipes with an approved material is recommended to be conducted by a licensed plumber. This deficiency will be labeled in **Blue** when installed on an electric water heater, and **Orange** when installed on a gas water heater, as I know of no repercussions in conjunction with installing on electric units, but the heat from a flue on a gas water heater could allow for damage to the water pipes.

## Recommendation

Contact a qualified plumbing contractor.



## Can I Connect PEX to my Water Heater?

PEX can't be directly connected to a water heater. First extend a pipe 18 in. from your water heater and connect the PEX supply to the pipe.

## 12: PLUMBING

### Information

**Water Pressure: Water Pressure (Approx.)**  
90-100psi

**Water Pipes: Approx. Percentage of Water Distribution Pipes Visible**  
<10%

**Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible**  
<10%

**Functional Flow: Functional Flow**  
Drop in Flow

**Water Pipes: Service Pipe Material (Visible Portions)**  
Galvanized Steel

**Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)**  
Not Visible

**Sump/Ejector Pump: Sump/Ejector Pump Present**  
Not at Visible Portions

**Functional Drainage: Functional Drainage**  
Yes

**Water Pipes: Water Distribution Pipe Material (Visible Portions)**  
Galvanized Steel

**Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)**  
PVC, Galvanized Steel

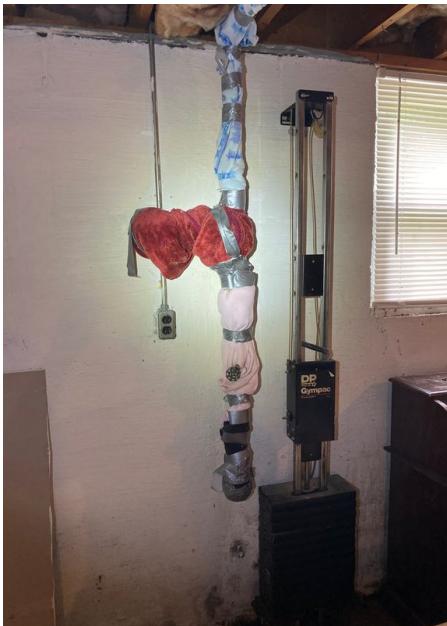
**Sump/Ejector Pump: Not Present**  
No sump/ejector pump(s) were observed at the home, at visible portions.

## General Info: Shutoff Valves Operation

**EXCL** - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

## Main Water Shutoff Valve : Heavily Insulated - Not Visible

The water shut off valve was not visible due to the pipes being heavily insulated where they entered the structure. The condition of the shut off valve is excluded from this inspection.



## Pressure Regulator: Not Found - Consult With Seller(s)

A pressure regulator was not found at visible portions. We recommend consulting with the sellers as to its presence.

## Water Pressure: Water Pressure Information

**FYI** - The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect appliances, distribution pipes, and fittings/connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator. The pictured reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home, and the water use of the neighbors and surrounding areas.

## Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

## Water Pipes: Portions Not Visible - Finished Ceilings

**LMT** - Portions of the water distribution pipes were not visible due to finished ceilings and/or drop ceiling tiles in the basement. The inspection is limited to visual portions only, and any items not visible are excluded from this inspection. If these pipes are a concern, consulting a plumber for evaluation prior to the end of your inspection contingency period is recommended. **This is particularly important for homes constructed in the 70's and prior due to the possibility of galvanized pipes.**

## Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.

## Drain, Waste, and Vent Pipes (DWV): Portions Not Visible - Finished Ceilings

**LMT** - Portions of the drain and waste pipes were not visible due to finished ceilings and/or drop ceiling tiles in the basement. The inspection is limited to visual portions only, and any items not visible are excluded from this inspection. If these pipes are a concern, I recommend consulting a plumber for evaluation prior to the end of your inspection contingency period.

## Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

## Functional Drainage: Drainage Information

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and we have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

## Recommendations

### 12.3.1 Pressure Regulator



#### WATER PRESSURE OVER 75PSI

The water pressure at the home was over 75psi at the time of inspection. Pressure regulators are only adjustable from 25-75psi, and a water pressure reading over 75psi typically indicates that a regulator is not present, or if present, failure of the regulator. The installation or replacement of the pressure regulator as needed is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

### 12.4.1 Water Pressure



#### ELEVATED WATER PRESSURE

The water pressure tested greater than 80psi at the time of inspection. 80 psi is the maximum pressure recommended to protect water distribution pipes from leaking due to pressure (60-70psi is preferred). Pressure regulators are only adjustable from 25-75psi, and any pressure readings over 75psi are typically from a defective regulator (if present). Repairs are recommended to be conducted as needed by a licensed plumber to bring the water pressure under 80psi.

Recommendation

Contact a qualified plumbing contractor.



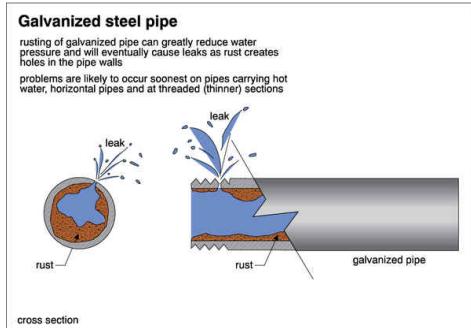
## 12.5.1 Water Pipes

**GALVANIZED - AGED SERVICE PIPE**

**AGED** - The water service pipe entering the home from the service provider was comprised of galvanized steel. Galvanized lines typically have a 50 - 60 year life and will eventually develop inner corrosion and rust that will lead to weakened water pressure and line failure. These lines will need to be monitored for their performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age.

## Recommendation

Contact a qualified plumbing contractor.



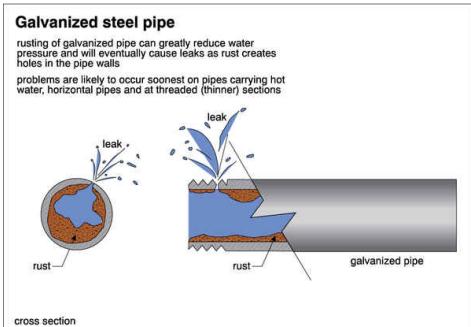
## 12.5.2 Water Pipes

**GALVANIZED - AGED DISTRIBUTION PIPES**

**AGED** - Galvanized distribution pipes were present in the home. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion and rust that will lead to weakened water flow and pipe failure. These pipes will need to be monitored for their performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age.

## Recommendation

Contact a qualified plumbing contractor.

**Marginal Defect**

## 12.6.1 Drain, Waste, and Vent Pipes (DWV)

**CAST IRON - AGED WASTE AND DRAIN PIPES**
 Marginal Defect

**AGED** - Cast iron and/or galvanized drain, waste, and vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.

## Recommendation

Contact a qualified plumbing contractor.

## 12.8.1 Functional Flow

**DROP IN WATER FLOW**

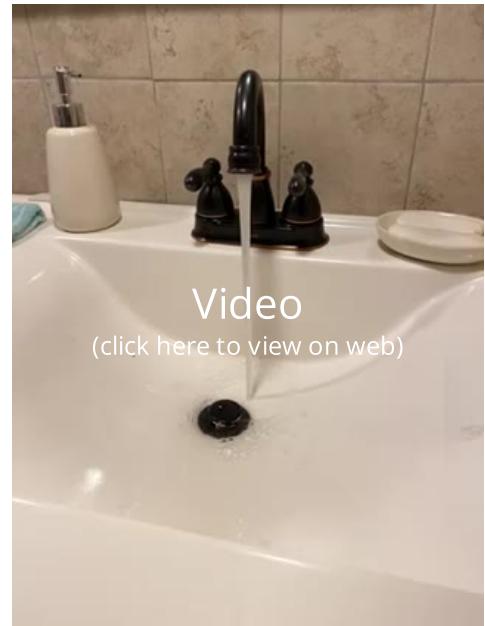
Significant Defect

A drop in water flow occurred to some degree when multiple fixtures in the home were ran simultaneously.

This deficiency will be labeled in **blue** when a minor drop in flow occurred, **orange** when a moderate drop occurred, and **red** when a significant drop occurred. Repairs or replacement of applicable components is recommended to be performed as needed by a licensed plumber to achieve proper flow.

## Recommendation

Contact a qualified plumbing contractor.



Video

(click here to view on web)

**13: ELECTRICAL****Information**

**Service Entrance: Service Entrance Type**  
Overhead Service Drop

**Service Amperage: Service Entrance Conductors Type**  
2/0 Copper, Presumed

**Service Amperage: Service Amperage**  
200amps 120/240VAC

**Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location**  
Basement

**Service Equipment / Electrical Panel: Electrical Panel Manufacturer**  
Square D

**Service Grounding / Bonding: GEC Present**  
Yes

**Service Grounding / Bonding: Grounding Electrode Type**  
Not Visible

**Service Grounding / Bonding: Water Pipe Bonding Present**  
Yes

**Branch Wiring : Visible Branch Wiring Type**  
NM Sheathed Cable

**Branch Wiring : 15 & 20amp Branch Wiring Metal Type**

**Breakers: AFCI Breakers Present**  
No

**Breakers: Breakers in Off Position**  
0

## Copper

### GFCI Protection: GFCI

Missing/Damaged -

Installation/Repairs

Recommended

Exterior, Kitchen, Downstairs

Bathroom, Garage

### General Info: Low Voltage Systems/Wiring Not Inspected

**EXCL** - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

### Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.



### Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

### Service Amperage: Service Amperage

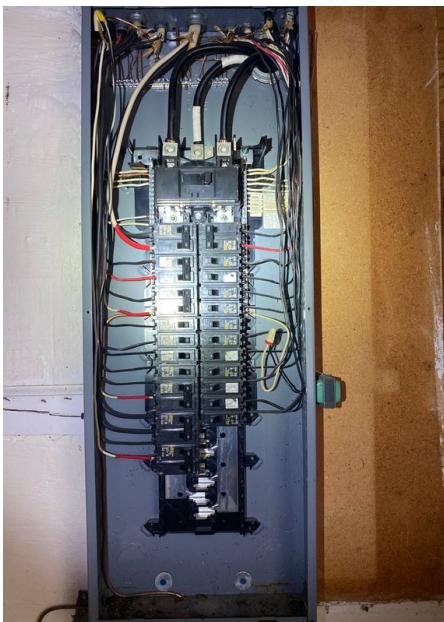
The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

### Service Amperage: SEC's Not Legibly Marked

**LMT** - The service entrance conductors were not legibly marked in regards to their size. The amperage or voltage was not tested, and is beyond the scope of a home inspection. The listed amperage is based on the amperage listed on the service panel.

### Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.



### Service Equipment / Electrical Panel: No Hot Spots Observed with IR Camera

No hot spots or thermal anomalies were observed in the main electrical panel, under current loading conditions, during the inspection.



### Service Grounding / Bonding: GEC Present

The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. No indications of deficiencies were observed at visible portions.

### Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

### Breakers: AFCI Not Present

**FYI** - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels, and upgrading the panel should be considered in these situations.

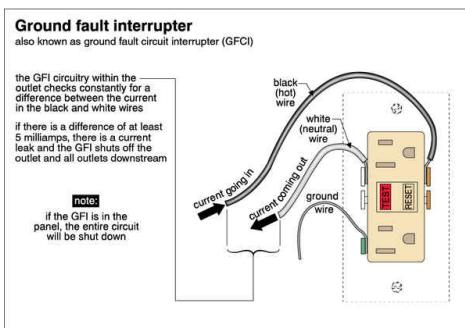
### GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamper differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink's edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

**GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.**

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here:  
<https://prohitn.com/gfci-protection/>



## **Receptacles: Receptacle Information**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

## **Receptacles: 220V/240V Receptacle(s) Not Tested**

**EXCL** - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

## Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## **Switches, Lights: Switches, Lights Information**

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

## **Switches, Lights: Lights Not Tested**

**EXCL** - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

## Recommendations

## 13.5.1 Service Equipment / Electrical Panel

**COVER - SCREWS MISSING**

There were one or more panel cover screw(s) missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of any missing screws is recommended to be conducted by a qualified person.

Recommendation

Contact a handyman or DIY project



Minor Defect, Maintenance Item, or FYI Item

## 13.5.2 Service Equipment / Electrical Panel

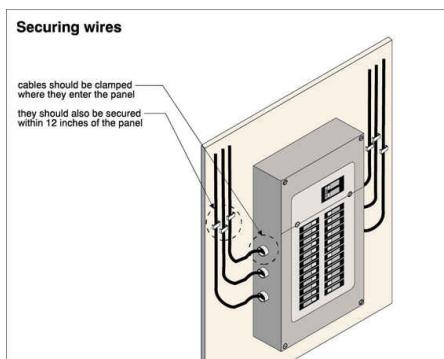
**PANEL - INADEQUATE WIRING SUPPORT OVERHEAD**

Marginal Defect

There were conductors exiting the panel that were not secured properly. Conductors / wiring should be secured within 12 inches of exiting the panel. Properly securing the wiring is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



## 13.7.1 Branch Wiring

**WIRING - INADEQUATE SUPPORT**

## BASEMENT

There was wiring present that was not supported/secured properly, electrical conductors (wiring) should be properly secured within 12 inches of electrical boxes and every 4.5 feet thereafter. This can allow for displacement or damage of the wiring. Proper securement of any wiring in the home, that is currently not properly supported is recommended to be performed by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.

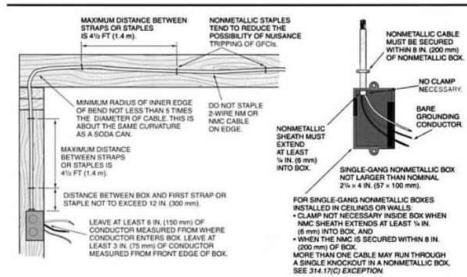


Figure 4-10 Installation of nonmetallic-sheathed cable.



## 13.7.2 Branch Wiring

**WIRING - EXPOSED TERMINATIONS  
PRESENT**

## BASEMENT

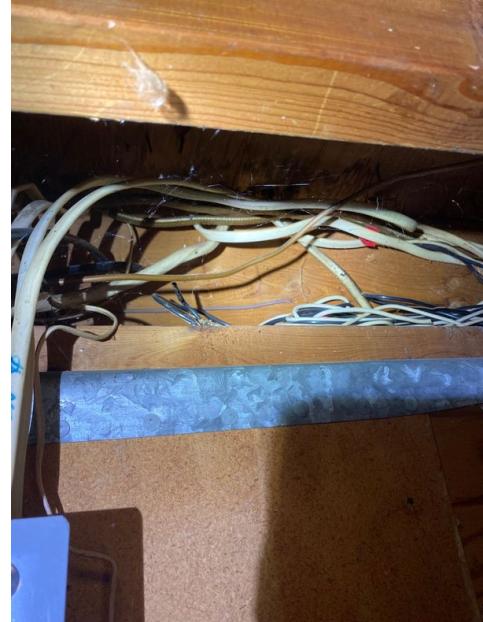
**SFTY** - There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (**live or not**) in the home is recommended to either be removed, or terminated into a junction box by a licensed electrician for safety.

## Recommendation

Contact a qualified electrical contractor.



Significant Defect



## 13.7.3 Branch Wiring

**ELECTRICAL BOX(ES) - MISSING COVER**

UPSTAIRS HALLWAY, LAUNDRY ROOM

**SFTY** - There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. UL listed cover(s) are recommended to be installed by a licensed electrician on any and all electrical boxes in the home missing covers.

Recommendation

Contact a qualified electrical contractor.



## 13.8.1 Breakers

**BREAKER(S) - EXT HVAC BREAKER UNDERSIZED**

The breaker protecting the exterior HVAC unit was undersized by 10 or more amps. Typically no repercussions will occur by undersizing the breaker by 5 amps, but undersizing it by 10 amps or more can allow for nuisance tripping of the breaker during unit start up. Replacement of the breaker with one of the proper size is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

## 13.9.1 GFCI Protection

**GFCI - NOT PRESENT/FOUND**

**SFTY** - GFCI protection was not present and/or found at the referenced area(s), at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as all kitchen and bathroom receptacles. Repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

## 13.10.1 Receptacles

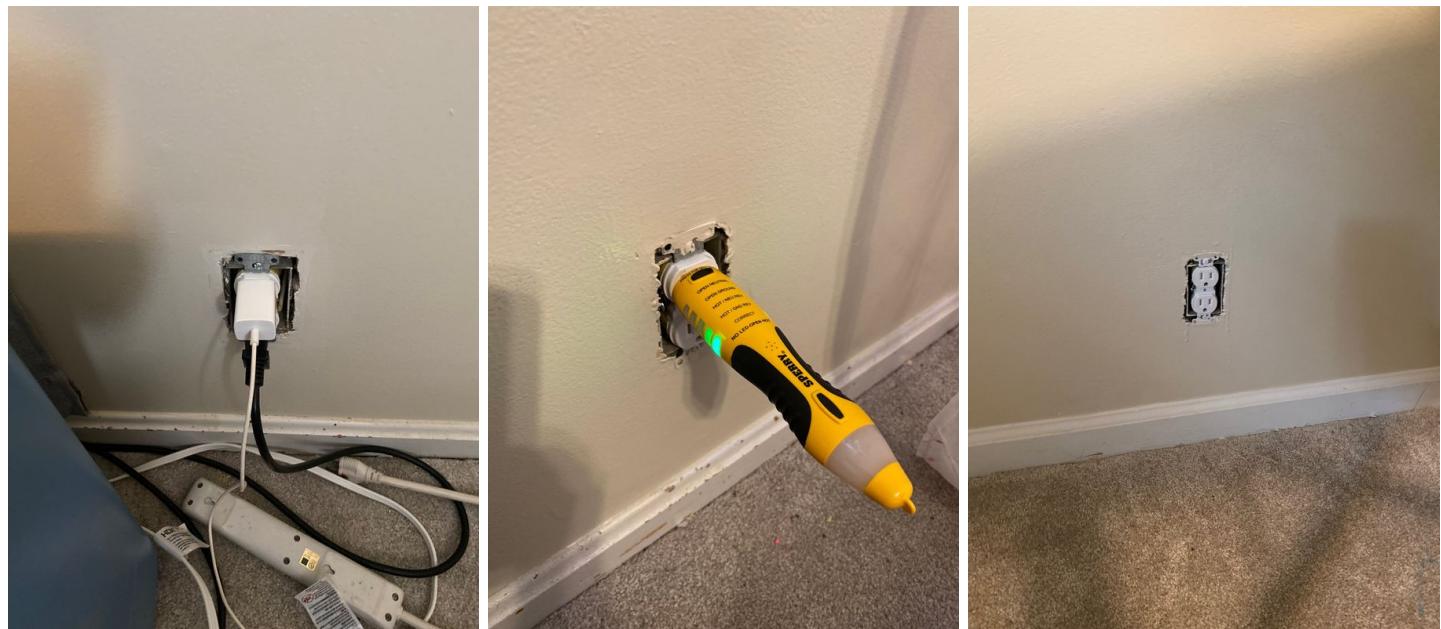
**COVER PLATE(S) - MISSING**

MASTER BEDROOM, BEDROOM 2, MULTIPLE PRESENT

**SFTY** - There were receptacles with missing cover plate(s) at the referenced area(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the home.

## Recommendation

Contact a qualified electrical contractor.



## 13.11.1 Ceiling Fans

**WOBBLING - HEAVY**

BEDROOM 2

The ceiling fan wobbled heavily when operated. Repairs are recommended as needed for proper operation by a licensed electrician or other qualified person.

## Recommendation

Contact a qualified handyman.

## 13.11.2 Ceiling Fans

**FAN - IRREGULAR NOISE**

BEDROOM 3

The ceiling fan made an irregular noise during operation. This can be related to anything from bad bearings to loose components. Repairs or replacement as needed for proper operation is recommended to be conducted by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Minor Defect, Maintenance Item, or FYI Item

## 13.12.1 Switches, Lights

**LIGHT FIXTURE(S) - BULB(S) NOT FUNCTIONAL**

MULTIPLE THROUGHOUT THE STRUCTURE

The referenced light(s) did not respond to the switch at the time of inspection. This could be as simple as burned out or missing bulb(s), or an unknown switch that controlled them. This could also be more extensive and represent a deficiency with the fixture, wiring, and/or switch. I recommend having the seller(s) replace the bulb(s) and confirm proper operation prior to the end of your inspection contingency period, if the fixture(s) can not be confirmed to be functional, repairs are recommended to be performed as needed for proper operation by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Minor Defect, Maintenance Item, or FYI Item

## 13.12.2 Switches, Lights

**SWITCH PLATE(S) - MISSING**

RANDOM AREA(S)

**SFTY** - There were missing switch cover plate(s) present at the referenced area(s). This exposes live wiring and is a potential shock hazard. The installation of cover plates is recommended to be conducted on any switches missing plates by a qualified person.

## Recommendation

Contact a handyman or DIY project



Marginal Defect



## 14: ATTIC, ROOF STRUCTURE, & VENTILATION

### Information

**Inspection Method: Inspection Method**

Not Inspected

**Inspection Method: Amount of Attic Physically Accessible**

0%

**Attic Access: Access Location(s)**

Bedroom Closet

**Attic Access: Access Type(s)**

Scuttle Hole(s)

**Ventilation: Ventilation Types**

Gable Vents, Soffit Inlet Vents,  
Ridge Exhaust Venting

**Inspection Method: Not Inspected - Closet Obstructions**

**EXCL** - The attic was not accessible due to obstructions in the closet. Obstructions can include shelving, personal belongings, closet lighting, etc. Due to the obstructions the attic was not inspected and its items and components are excluded from this inspection.

I always include the following link in the Inspection confirmation email that was sent out, to try and prevent this.

<https://prohitn.com/home-inspection-information/>



### Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



### Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild oversimplification of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: <https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs>

## Recommendations

### 14.3.1 Ventilation

#### **VENT SCREENS - MISSING/DAMAGED**

##### RIGHT SIDE OF STRUCTURE

There were attic vent screen(s) present that were missing or damaged. This can allow wildlife and insects to enter the attic area. Repairs, replacement, or the installation of screens as needed is recommended to be performed by a qualified person.

##### Recommendation

Contact a qualified handyman.



## 15: BASEMENT FOUNDATION AREA

## Information

### **General Info: Foundation Type**

Basement Below Grade, Partially Finished Basement

### **General Info: Floor Structure**

**Visual Obstructions**  
Finished Ceilings

**General Info: Approximate Amount of Basement Finished**  
60-70%

### **Moisture Presence: Indications of Moisture at Visible Portions**

Efflorescence on Walls, Moisture Content on Walls, Moisture Stains on Walls, Fungal Growth on Walls, Moisture Damage to Wall Coverings

### **Moisture Presence: Indications of Condensation Present**

Yes

### **Foundation Walls: Foundation Wall Material**

CMU Block

### **Foundation Walls: Amount of Foundation Walls Visible**

Approximately 10-20%

### **Foundation Walls: Foundation Wall Crack(s) Present?**

Yes

### **Framing / Floor Structure: Floor Structure Materials**

Wood Floor Joists

### **Framing / Floor Structure: Amount of Floor Structure Visible**

Approximately 30-40%

### **Floor Structure Support: Floor Structure Support Type**

Steel Columns

### **Subfloor: Subfloor Material**

Not Visible

### **Insulation: Insulation Present at Unfinished Areas**

Yes

### **Basement Garage Separation: Door Type**

Steel (1 3/8" Thick)

### **Basement Garage Separation: Proper Separation Door Present**

Yes

**Basement Garage Separation:**  
**Separation Wall(s) Material**  
Framed Walls, Drywall

**Basement Garage Separation:**  
**Proper Separation Wall(s) Present**  
Compromised

**Basement Garage Separation:**  
**Ceiling Material**  
Exposed Framing

**Basement Garage Separation:**  
**Proper Ceiling Separation Present**  
No, Upgrade Recommended

**Basement Garage Door(s): Garage**  
**Door Type(s)**  
Aluminum Sectional

#### General Info: Basement View(s)



#### General Info: Visual Limitations Information

**LMT** - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

#### General Info: Partially Finished Basement

**LMT** - A partially finished basement was present. A full inspection of all items including, but not limited to the beams, columns, floor structure / joists, subfloor, foundation walls, etc. was not possible due to finished walls, floors, and ceilings. Any comments made relating to these items are limited to visual portions only. The finished basement area is covered in the "Interior" section of the report.

#### General Info: Insulation Between Joists/Trusses

**LMT** - Insulation was present between the floor joists/trusses. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.



### Moisture Presence: Moisture Infiltration Information - Areas Below Grade

**LMT** - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

### Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### Foundation Walls: Information/Limitations on Wall Cracks

**LMT** - Wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. And honestly no one can truly tell you that a crack is not active other than time itself. Most structural engineers we have seen that evaluate cracks will recommend monitoring the crack for further movement over a period of time.

**It is recommended both consulting with the seller(s) in regards to any cracks activity, and if a concern, evaluation by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity,** if you want any cracks repaired and/or to ensure no further movement occurs, you are advised to obtain quotes from a foundation contractor prior to the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

### Foundation Walls: Foundation Walls Covered by Parge Coat

**EXCL** - The foundation walls have been covered by a concrete parge coating and the CMU blocks were not visible for evaluation. The condition of the blocks behind this parge coating is excluded from this inspection.

### Framing / Floor Structure: Floor Structure Information

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### Framing / Floor Structure: Floor Structure - Portions Not Visible

**LMT** - Portions of the framing were not visible due to the referenced obstructions above. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

## Floor Structure Support: Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Subfloor: Subfloor Not Visible

**EXCL** - The subfloor was not visible for evaluation due to a lack of visual accessibility from referenced visual obstructions.

## Floor / Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

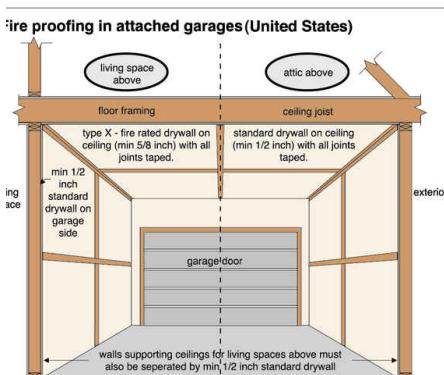
**Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.**

## Insulation: Insulation Information

Current standards require for R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

## Basement Garage Separation: Garage Area to Living Space Separation Information

**SFTY** - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling. No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved fire rated foam or sealant. **These items are recommended to be upgraded for safety if not present**, and a qualified contractor can be consulted for more information.



## Basement Garage Separation: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. **Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.**

## Basement Garage Separation: Ceiling Information - Separation

The overhead framing in the garage is required to be covered with a 5/8" type X drywall *if living areas are overhead* and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. **Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended for safety.**

## Basement Garage Door(s): Garage Door Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Recommendations

### 15.2.1 Moisture Presence



#### **CONDENSATION - INDICATIONS OF PAST CONDENSATION**

In accordance with the State of Tennessee Standards of Practice, indications of condensation are required to be reported on. The referenced area(s) contained indications of past condensation and/or high humidity due to fungal growth and/or other signs of condensation being present on framing components and/or other building materials. An evaluation of this area is recommended to be conducted by a qualified contractor familiar with building sciences to determine how best to prevent the formation of condensation.

Recommendation

Contact a qualified professional.



## 15.2.2 Moisture Presence

### MOISTURE - INDICATIONS OF PAST/PRESENT MOISTURE

#### FRONT OF STRUCTURE, RIGHT SIDE OF STRUCTURE

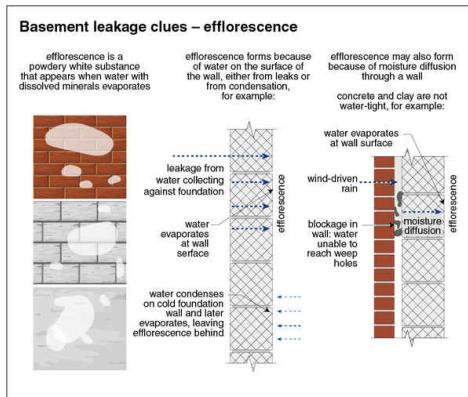
There was evidence of past and/or present moisture infiltration into areas below grade (referenced at the top of the Foundation section of the report). This moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies. I recommend consulting with the sellers in regards to prior moisture infiltration into this area.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration was observed, or labeled in **Orange** (moderate concern) when indications of past moisture infiltration was observed.

A full evaluation is recommended to be conducted by a foundation or grading contractor to determine the exact source of the moisture or indications of past moisture, with repairs made as needed to prevent or manage future moisture infiltration.

#### Recommendation

Contact a foundation contractor.



## 15.2.3 Moisture Presence

### ELEVATED MOISTURE CONTENT - FOUNDATION WALLS

#### FRONT OF STRUCTURE

Elevated moisture content and other signs of excessive moisture were present on the referenced foundation wall(s). An evaluation of the moisture is recommended to be conducted by a foundation contractor, grading contractor, or waterproofing contractor as applicable, with repairs made as needed to prevent or manage moisture infiltration into the structure.

#### Recommendation

Contact a foundation contractor.



## 15.2.4 Moisture Presence

**FRAMED WALLS - WATER DAMAGE**

## MULTIPLE AREA(S) DOWNSTAIRS

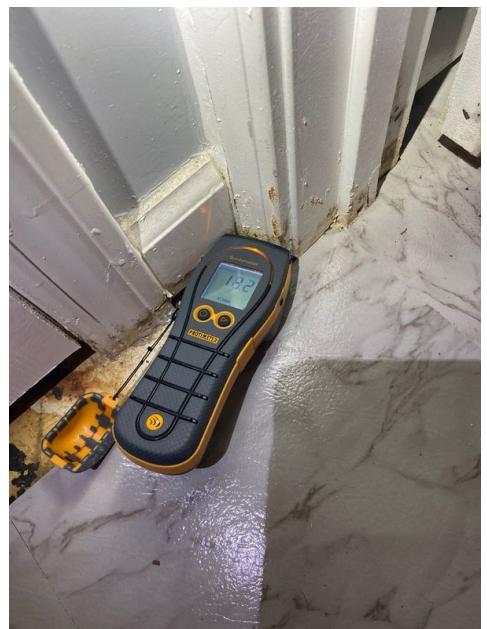


Significant Defect

Some degree of water damage was present to the finished wall(s) at the referenced area(s). An invasive evaluation of these area(s) is recommended to be performed by a qualified contractor with repairs made to any damage present. An evaluation of the source of the moisture is recommended to be conducted by a foundation contractor, grading contractor, or waterproofing contractor as applicable, with repairs made as needed to prevent or manage moisture infiltration into the structure.

## Recommendation

Contact a qualified professional.



## 15.2.5 Moisture Presence

 Marginal Defect**UNWORKMANLIKE ATTEMPTS TO PREVENT MOISTURE INFILTRATION**

## FRONT OF STRUCTURE

There were unworkmanlike and/or unconventional attempts to prevent exterior moisture infiltration into the structure at the referenced area(s). An evaluation of these area(s) with repairs made as needed to properly manage or prevent water infiltration is recommended to be performed by a qualified waterproofing contractor as needed.

## Recommendation

Contact a qualified professional.



## 15.3.1 Foundation Walls

 Marginal Defect**SEAL ANY REFERENCED CRACKS**

**FYI** - There was cracking present in the foundation wall(s) referenced in this report. Properly sealing any cracks on the foundation walls is recommended to be conducted by a qualified contractor to prevent the possibility of water infiltration through them.

## Recommendation

Contact a qualified professional.

## 15.3.2 Foundation Walls



Significant Defect

**CRACKING - FURTHER EVALUATION**

## FRONT RIGHT CORNER OF STRUCTURE, REAR RIGHT CORNER OF STRUCTURE

Crack(s) with lateral displacement, excessive gapping, and/or other related signs of movement were present on the referenced block wall(s). An evaluation of the walls is recommended to be conducted by a structural engineer or foundation contractor with repairs made as needed, if needed, by a qualified contractor.

## Recommendation

Contact a qualified structural engineer.



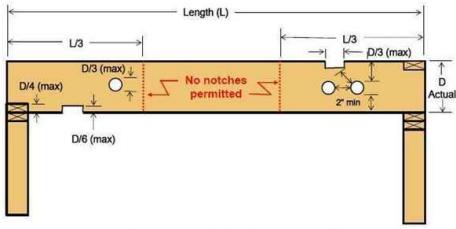
## 15.4.1 Framing / Floor Structure

**JOISTS - IMPROPER BORING OF HOLES**

There were bored holes present in framing members that exceeded allowances. Bored holes can not be within 2" of the edge of a framing member, can not be larger than 1/3 of the depth of a framing member, and can not be within 2" of another bored hole. Improper boring can affect the structural integrity of the framing member. A review and repairs are recommended to be performed as needed by a qualified contractor.

## Recommendation

Contact a qualified general contractor.



Cutting, Notching & Drilling of Joists



## 15.5.1 Floor Structure

## Support



Minor Defect, Maintenance Item, or FYI Item

**COLUMN(S) - NOT LAGGED TO FRAMING**

Steel column(s) were present that were not lagged/secured to the overhead framing. This can allow for movement/displacement of the column(s). Proper securement of the column(s) to the framing is recommended to be conducted by a contractor or other qualified person.

## Recommendation

Contact a qualified handyman.



## 15.7.1 Floor / Slab Condition

**CRACKING - MODERATE**

## REAR RIGHT CORNER OF STRUCTURE

Moderate crack(s) were present on the concrete slab. Evaluation and repairs as needed is recommended to be conducted by a concrete contractor. At a minimum the crack(s) will need to be sealed with a proper epoxy or sealant to prevent the possibility of moisture infiltration.

## Recommendation

Contact a qualified concrete contractor.



## 15.9.1 Basement Garage Separation



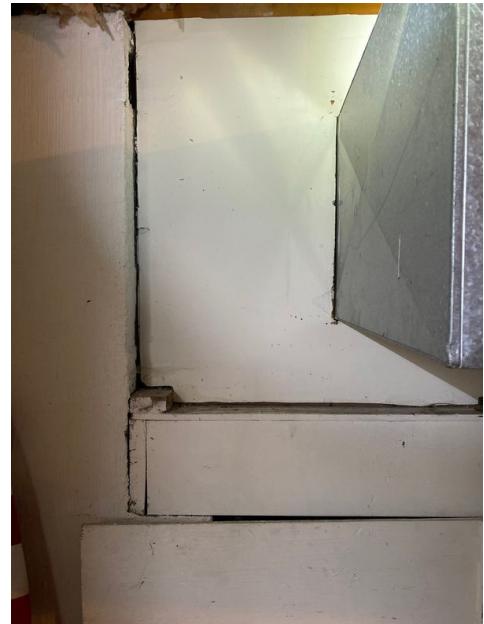
Minor Defect, Maintenance Item, or FYI Item

**SEPARATION WALL(S) - NON-CONFORMING (UPGRADE)**

**SFTY** - The walls between the garage and living areas did not meet today's safety standards for garage to living space separation due to flexible HVAC ductwork penetrating the walls, wall damage, an improper wall covering material being used, and/or unsealed wall protrusions or gaps being present, etc. Safety upgrades are recommended to be conducted as needed by a qualified contractor to achieve proper separation.

## Recommendation

Contact a qualified professional.



15.9.2 Basement Garage Separation  Minor Defect, Maintenance Item, or FYI Item

### **CEILING SEPARATION - NON-CONFORMING (UPGRADE RECOMMENDED)**

**SFTY** - The ceiling in the garage was "unfinished", finished with an improper material, or had gaps present in the drywall. Although this may have been acceptable when the home was built, current standards require the installation of 5/8" Type X drywall on the ceiling to provide proper separation of garage to living area space, with no holes or gaps allowed in the ceiling without being sealed with an approved material. The installation of proper drywall or repairs as needed to achieve proper separation is recommended to be conducted by a qualified contractor as a safety upgrade.

Recommendation

Contact a qualified professional.



15.10.1 Basement Garage Door(s)

### **DOOR(S) - END OF LIFE**

The garage door was at the end of its useful life. Replacement of the garage door is recommended to be performed by a qualified garage door contractor.

Recommendation

Contact a qualified garage door contractor.



## 16: ENVIRONMENTAL CONCERNS

### **Information**

**Odors Present:** Odor(s) Present in Fungal Growth: Fungal Growth  
the Home Present

Musty Smell Yes

### **Odors Present: Odors Information**

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

## Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the State of Tennessee standards of practice these items are not reported on during a home inspection. **If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

## Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the State of Tennessee standards of practice lead based paint is not reported on, or tested for during a home inspection. **If lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

## Fungal Growth: Fungal Growth and Mold Information

**EXCL** - In accordance with the State of Tennessee standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

## Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

**EXCL** - Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the State of Tennessee Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

## Recommendations

16.1.1 Odors Present

### AIR QUALITY TESTING RECOMMENDED

DOWNSTAIRS

A musty smell was present in the referenced area(s) of the home at the time of inspection. Air quality testing is recommended to be conducted by a qualified mold inspector to determine the absence or presence of mold spores in the air.

Recommendation

Contact a qualified environmental contractor



## 16.4.1 Fungal Growth

**FUNGAL GROWTH (EVIDENCE OF CONDENSATION) - BASEMENT**

Fungal growth was present on the floor structure in areas. This is typically indicative of high humidity and/or condensation forming on the framing members. This can be caused by moisture intrusion through the foundation walls, leaks in HVAC ductwork, and/or other issues.

1. An evaluation of the floor structure to determine the growth's affect on the wood, along with locating the source of the moisture and fungal growth is recommended to be conducted by a qualified contractor familiar with building sciences and ventilation. Repairs are recommended to be made by this contractor to any damaged wood present along with repairs to eliminate the source of the fungal growth (elevated moisture/humidity).
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth is determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.



## Recommendation

Contact a qualified professional.

## 16.4.2 Fungal Growth

**FUNGAL GROWTH PRESENT ON SURFACE(S)**

BASEMENT, DOWNSTAIRS



Marginal Defect

There was fungal growth present on the referenced surface(s) or present in the referenced area(s).

1. Evaluation and repairs to the source of the moisture allowing the formation of the growth are recommended to be conducted by a qualified contractor.
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth are determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.

## Recommendation

Contact a qualified mold inspection professional.



## 17: FINAL CHECKLIST

### Information

**Oven/Cooktop Turned Off**

Yes

**All GFCI Receptacles Reset?**

Yes

**All Exterior Doors Locked?**

No

**Water Fixtures: Water Fixtures Off**

All water fixtures in the home were left in the off position after testing.

**Dishwasher: Dishwasher Final Check**

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

**Seller(s) Present**

The seller(s) were present at the inspection, negating the need to lock the door(s).



# STANDARDS OF PRACTICE

## Inspection Information

### Grounds

In accordance with the Tennessee Standards of Practice the home inspector **shall observe**: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Roof

In accordance with the Tennessee Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

**The home inspector is not required to**: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Exterior

In accordance with the State of Tennessee Standards of Practice **the home inspector shall observe from ground level**: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

**The home inspector is not required to observe**: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Kitchen

In accordance with the Tennessee Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

**The home inspector is not required to report on**: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Bathroom(s)

In accordance with the Tennessee Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and

presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

**The home inspector is not required to:** Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

### **Interior Areas**

In accordance with the Tennessee Standards of Practice **the home inspector shall observe:** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**The home inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

### **Laundry**

In accordance with the State of Tennessee Standards of Practice **the inspector will examine and report on the condition of:** the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

**The inspector is not required to:** Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

### **Heating, Cooling**

In accordance with the State of Tennessee Standards of Practice **the home inspector shall observe:** the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe:** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

### **Water Heater**

In accordance with the State of Tennessee Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

### **Plumbing**

In accordance with industry standards **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

**The home inspector is not required to:** State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### **Electrical**

In accordance with the State of Tennessee Standards of Practice **the home inspector shall observe:** Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe:** Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or

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underground; and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

**The home inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### **Attic, Roof Structure, & Ventilation**

In accordance with the State of Tennessee Standards of Practice **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

**The inspector is not required to:** move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

### **Basement Foundation Area**

In accordance with the Tennessee standards of practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns/piers, and insulation, if applicable.

**The inspector is not required to:** enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

### **Environmental Concerns**

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.

### **Final Checklist**

Final checklist showing the home was left as it was found, and was locked when complete.