



PROFESSIONAL HOME INSPECTIONS LLC

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<https://www.prohitn.com>



RESIDENTIAL PROPERTY INSPECTION

1234 Main Street
FALL BRANCH, TN 37656

Buyer Name

09/05/2022 9:00AM



Inspector
KC Bartley

KCBartley

Certified Master Inspector - TN Lic. #1244

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Agent

Agent Name

555-555-5555
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TABLE OF CONTENTS

1: Inspection Information	5
2: Utility Shutoff Locations	9
3: Grounds	10
4: Roof	17
5: Exterior	25
6: Kitchen	27
7: Bathroom(s)	32
8: Interior Areas and Items	37
9: Laundry	47
10: Garage	48
11: Heating, Cooling	52
12: Water Heater	63
13: Plumbing	66
14: Electrical	69
15: Attic, Roof Structure, & Ventilation	79
16: Foundation Area	86
17: Water, Moisture, & Condensation (WMC)	90
18: Cracking, Settlement, & Movement (CSM)	95
19: Thermal Imaging	99
20: Environmental Information	101
21: Final Checklist	102
Standard of Practice	105

SUMMARY

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

- ⚠ 3.3.1 Grounds - Grading/Lot Drainage: Grading - Not Designed to Manage Rainwater
 - ⊖ 3.5.1 Grounds - Decks: Deck(s) - Sagging
 - ⊖ 3.8.1 Grounds - Guardrails, Stair Rails, & Handrails: Guardrail - Height Less Than 36"
 - ⊖ 3.8.2 Grounds - Guardrails, Stair Rails, & Handrails: Stair Railing - Spacing Exceeded
 - 🔧 3.10.1 Grounds - Exterior Spigots: Spigot(s) - Loose at Wall
 - ⊖ 4.4.1 Roof - Shingles: Damage - Areas of Minor to Moderate Damage
 - ⚠ 4.4.2 Roof - Shingles: Surface - Blistering
 - ⊖ 4.4.3 Roof - Shingles: Installation - Inadequate Overhang
 - ⊖ 4.6.1 Roof - Roof Flashings: Kickout - Missing
 - ⊖ 4.7.1 Roof - Chimney: Crown - Improper Design
 - ⊖ 4.7.2 Roof - Chimney: Crown - Cracking
 - ⊖ 4.8.1 Roof - Gutters/Downspouts: Downspout(s) - Terminating Near Foundation
 - ⊖ 6.4.1 Kitchen - Undersink Plumbing - Kitchen: Dishwasher Drain - High Loop Missing
 - ⊖ 6.7.1 Kitchen - Oven/Range: Oven - Door Not Functioning Properly
 - ⊖ 6.9.1 Kitchen - Exhaust Fan: Downdraft - Flexible Duct Through Floor/Wall
 - ⊖ 7.6.1 Bathroom(s) - Bathtub(s): Drainage - Hindered
 - ⊖ 7.6.2 Bathroom(s) - Bathtub(s): Faucet/Valves - Handle Loose
 - ⊖ 7.7.1 Bathroom(s) - Shower(s): Water Pipe - Loose
 - ⊖ 7.7.2 Bathroom(s) - Shower(s): Shower Floor/Walls - Damage
 - ⊖ 8.1.1 Interior Areas and Items - General Info: Cosmetic Deficiencies Information
 - ⊖ 8.2.1 Interior Areas and Items - Cabinets, Countertops: Moisture Damage - Minor to Moderate
 - 🔧 8.2.2 Interior Areas and Items - Cabinets, Countertops: Cabinetry - Improper Fasteners
 - ⊖ 8.3.1 Interior Areas and Items - Windows: Glass - Seal Failure
 - ⊖ 8.3.2 Interior Areas and Items - Windows: Safety - Fall Protection Missing
 - ⊖ 8.3.3 Interior Areas and Items - Windows: Safety - Glass Within 5 Feet of Tub/Shower Safety Glazing Missing
 - 🔧 8.5.1 Interior Areas and Items - Interior Doors: Door Operation - Not Latching Properly
 - 🔧 8.6.1 Interior Areas and Items - Stairs, Handrails, & Guardrails: Handrail - Returns Missing
 - ⊖ 8.6.2 Interior Areas and Items - Stairs, Handrails, & Guardrails: Stair Railing - Improper Spacing
-

- ⊖ 8.8.1 Interior Areas and Items - Floor Condition: Tile Flooring - Damaged
- ⚠ 8.8.2 Interior Areas and Items - Floor Condition: Hardwood - Cupped (Elevated Moisture Content)
- ⊖ 9.3.1 Laundry - Dryer Vent: Duct - Flex Duct Ran Through Wall/Floor
- ⊖ 10.4.1 Garage - Garage Door Opener(s): Door Control - Within 5 Feet of Standing Surface
- ⊖ 10.4.2 Garage - Garage Door Opener(s): Opener(s) - Not Functioning Properly
- 🔧 10.6.1 Garage - Garage Separation: Separation Door - Non Conforming (Upgrade)
- ⊖ 10.6.2 Garage - Garage Separation: Separation Door - Auto Closure Missing
- ⚠ 11.1.1 Heating, Cooling - General Info: HVAC Not Functional
- 🔧 11.1.2 Heating, Cooling - General Info: HVAC Servicing Documentation Not Present
- ⊖ 11.2.1 Heating, Cooling - Exterior Unit(s) - Split System : Exterior Unit - Aged
- ⊖ 11.2.2 Heating, Cooling - Exterior Unit(s) - Split System : Exterior Unit - Not Level
- ⊖ 11.3.1 Heating, Cooling - Exterior Unit(s) - Unit #2: Exterior Unit - Aged
- ⊖ 11.3.2 Heating, Cooling - Exterior Unit(s) - Unit #2: Exterior Unit - Not Level
- ⊖ 11.4.1 Heating, Cooling - Interior Unit(s) - Split System : Interior Unit - Aged
- ⊖ 11.5.1 Heating, Cooling - Interior Unit(s) - Unit #2: Interior Unit - Aged
- ⊖ 11.7.1 Heating, Cooling - Condensate Drain Pipe: Condensate Drain - Terminated Near Foundation
- ⊖ 11.10.1 Heating, Cooling - Air Filter/Return Plenum: Filter(s) - Missing
- ⊖ 11.10.2 Heating, Cooling - Air Filter/Return Plenum: Return Plenum/Duct - Visible Dust Present
- ⊖ 11.18.1 Heating, Cooling - Visible Ductwork: Ductwork - Missing/Damaged Insulation
- ⊖ 12.1.1 Water Heater - Water Heater Condition: Unit - Aged
- ⊖ 12.1.2 Water Heater - Water Heater Condition: Water Temp - In Excess of 120 Degrees
- ⊖ 12.3.1 Water Heater - TPRV Discharge Pipe: TPRV Pipe - PVC
- 🔧 12.4.1 Water Heater - Water Pipes: Expansion Tank - Not Present
- ⊖ 13.5.1 Plumbing - Water Pipes: Water Pipe(s) - Uninsulated
- ⊖ 13.5.2 Plumbing - Water Pipes: Copper - Patina Present on Pipes
- ⊖ 13.6.1 Plumbing - Drain, Waste, and Vent Pipes (DWV): PVC/ABS - Improper Hangers
- ⊖ 14.5.1 Electrical - Service Equipment/Electrical Panel: Neutral(s) - Sharing Terminal(s)
- 🔧 14.6.1 Electrical - Distribution Panel: Panel - Legend Incomplete/Missing/Incorrect
- ⊖ 14.6.2 Electrical - Distribution Panel: Panel - Open Knockouts
- ⊖ 14.8.1 Electrical - Branch Wiring : Wiring - Stapled to Bottom of Joists
- ⊖ 14.8.2 Electrical - Branch Wiring : Electrical Box(es) - Missing Cover
- ⊖ 14.9.1 Electrical - Breakers: Breaker(s) - Tandems Improper Locations
- 🔧 14.9.2 Electrical - Breakers: Wiring - White Conductors Not Re-identified
- ⊖ 14.10.1 Electrical - GFCI Protection: GFCI - Not Present/Found
- ⊖ 14.10.2 Electrical - GFCI Protection: GFCI Receptacle - Painted Over
- ⊖ 14.14.1 Electrical - CO Detectors: CO Alarm(s) - Not Present at Recommended Locations
- ⊖ 14.16.1 Electrical - Switches, Lights: Light Fixture(s) - Improper Fixture Over Tub/Shower
- 🔧 15.3.1 Attic, Roof Structure, & Ventilation - Attic Access: Pull Down Stairs - Not Insulated
- ⊖ 15.3.2 Attic, Roof Structure, & Ventilation - Attic Access: Pull Down Stairs - Improper Fasteners
- ⚠ 15.4.1 Attic, Roof Structure, & Ventilation - Ventilation: Ventilation - Inadequate

-  15.4.2 Attic, Roof Structure, & Ventilation - Ventilation: Ridge Vent - Not Cut In (Vented Ridge Cover Present)
-  15.5.1 Attic, Roof Structure, & Ventilation - Roof Structure/Framing: Gable Wall(s) - OSB Not Present Over Wall Framing
-  15.6.1 Attic, Roof Structure, & Ventilation - Insulation: Insulation - Inadequate (6" or less)
-  15.7.1 Attic, Roof Structure, & Ventilation - Exhaust Fan(s): Exhaust Fan(s) - Terminating in Attic
-  16.5.1 Foundation Area - Foundation Walls: Foundation Wall(s) - Unsealed Wall Protrusions
-  16.7.1 Foundation Area - Floor Structure Support: Unconventional Supplemental Support Added
-  16.11.1 Foundation Area - Ventilation: Ventilation - Inadequate
-  17.4.1 Water, Moisture, & Condensation (WMC) - Plumbing Leaks - WMC: Showerhead - Drip Leak While Off
-  17.6.1 Water, Moisture, & Condensation (WMC) - Foundation - WMC: Fungal Growth - Crawl Space (Indication of Condensation)
-  17.6.2 Water, Moisture, & Condensation (WMC) - Foundation - WMC: Condensation - Conditions Conducive
-  17.6.3 Water, Moisture, & Condensation (WMC) - Foundation - WMC: Indications of Past/Present Moisture
-  17.6.4 Water, Moisture, & Condensation (WMC) - Foundation - WMC: Elevated Moisture Content - Floor Structure
-  18.2.1 Cracking, Settlement, & Movement (CSM) - Exterior Hardscapes & Flatwork - CSM: Cracking - Minor
-  18.4.1 Cracking, Settlement, & Movement (CSM) - Interior Areas - CSM: Movement/Settlement - Moderate
-  18.5.1 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: Cracking - Borderline
-  18.5.2 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: Cracking - Outside of Normal Tolerances
-  18.5.3 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: Cracking - Patched/Covered
-  18.5.4 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: Prior Repairs/Stabilization
-  18.6.1 Cracking, Settlement, & Movement (CSM) - Slabs (Garage & Basement) - CSM: Cracking - Minor
-  19.2.1 Thermal Imaging - Electrical Components: Connection - Elevated Temperature
-  20.1.1 Environmental Information - Odors Present: Air Quality Testing Recommended

1: INSPECTION INFORMATION

Information

In Attendance

Inspector, Client(s)

Occupancy

Vacant

Type of Building

Single-Family

Construction Year (Pulled From Online Sources)

Inspection Type

Pre-purchase, Radon Testing

Applicable Standards of Practice

State of Tennessee

1992

Weather Conditions

Overcast

Temperature at the Time of Inspection

70-80 Degrees

Precipitation in the Last 48 hrs?

Yes

Ground Condition

Dry

Structure Orientation

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 set forth for Home Inspectors by the Tennessee Department of Commerce and Insurance. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 105 Silkwood Ct, Johnson City, TN 37615, for the Client Micah Murray, 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 standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. 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" 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 exist. 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 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 structure 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 understand the condition of the structure better 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: ©Copyright Notice

© Copyright Notice: This report is the property of Professional Home Inspections LLC ©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. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for 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: 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 observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgment and experience and based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment are 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. Although aged components are not a deficiency in and of themselves, major repairs or replacements 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, electrical panels, etc.

2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect

Location

At Main Breaker Below Exterior
Meter

Water: Water Shutoff Valve

Location

Crawl Space

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.



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**

Right Side of Home

**Retaining Wall: Retaining Wall
Material (Visible Portions)**

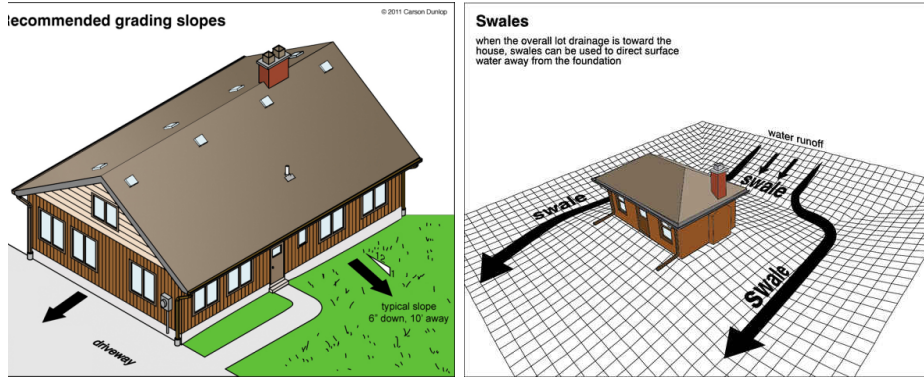
CMU Block

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 properly divert and/or manage rainwater runoff. 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.



Grading/Lot Drainage: Grading Limitations

LMT - The grading and lot drainage performance are 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 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.

Decks: Structural Assembly - Not Visible (Clearance)

LMT - The structural assembly for the referenced deck was not visible due to the deck's proximity to the ground. The condition of this deck is excluded from this inspection.



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 & Steps: 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.

Gas Meter/LP Tank Information: LP Tank Information

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



Retaining Wall: Retaining Wall Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.



Fence: Fences Not Inspected

EXCL - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

Recommendations

3.3.1 Grading/Lot Drainage

**GRADING - NOT DESIGNED TO
MANAGE RAINWATER**

REAR 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 or related deficiencies 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=5hYIda7tWqA>

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

 Marginal Defect**DECK(S) - SAGGING**

REAR OF STRUCTURE

The referenced deck was sagging in area(s) to some degree. An evaluation of the deck with repairs or replacement conducted as needed to properly support the deck and correct the sagging is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



3.8.1 Guardrails, Stair Rails, & Handrails

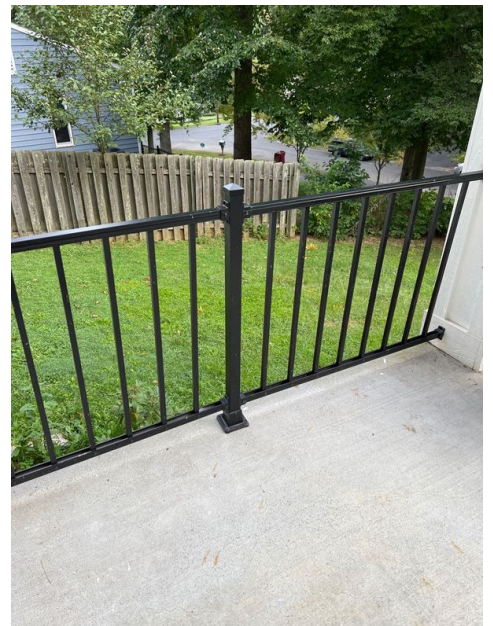
 Marginal Defect**GUARDRAIL - HEIGHT LESS THAN 36"**

FRONT OF STRUCTURE

SFTY - The guardrail had a height lower than 36 inches. Current standards require guardrails to be at least 36 inches in height for safety. Safety upgrades or modifications are recommended to be performed as needed by a qualified person to achieve the proper height.

Recommendation

Contact a qualified deck contractor.



3.8.2 Guardrails, Stair Rails, & Handrails

 Marginal Defect

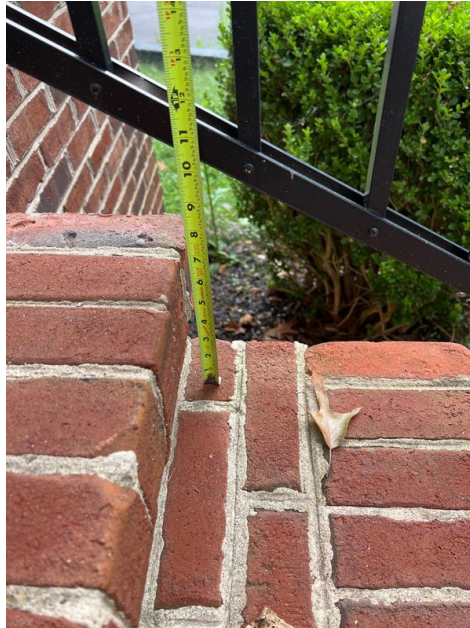
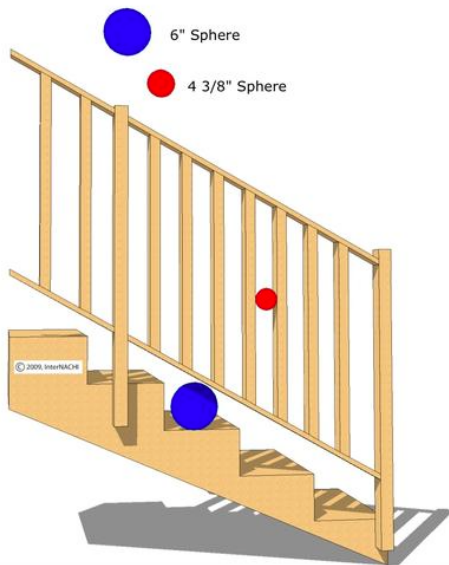
STAIR RAILING - SPACING EXCEEDED

FRONT OF STRUCTURE

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.



3.10.1 Exterior Spigots

 Minor Defect, Maintenance Item, or FYI Item

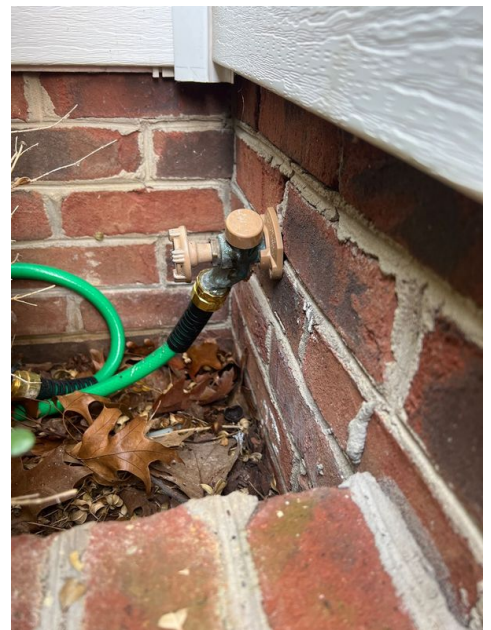
SPIGOT(S) - LOOSE AT WALL

FRONT OF STRUCTURE

The referenced 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.



4: ROOF

Information

General Info: Roof Covering Material

Architectural Composition Shingles

Shingles: Shingles Stage of Life Estimation

Second Third of Life

Inspection Method: Inspection Method

Walked the Roof Where Possible, Aerial Drone

Vents/Roof Protrusions: Roof Protrusion Type(s)

Plumbing Stack Vent(s)

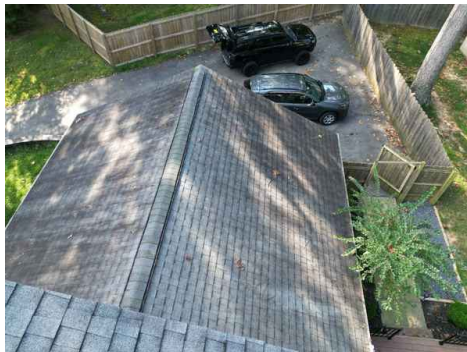
Inspection Method: Amount of Roof Safely Walkable

10 - 20%

Chimney: Chimney Material

Brick

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.

Inspection Method: Inspected by Drone

LMT - An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if the roof surface was able to be walked, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor prior to the end of your inspection contingency.



Inspection Method: Walked Where Possible

LMT - The roof surface was walked where possible, but not all areas could be physically walked due to the height and/or pitch of the roof. The areas not able to be walked were examined from the ground, a drone, or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed I recommend consulting a 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, the remaining service life of any roof coverings is 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.
- The 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 for manufacturers' recommendations to uphold warranty coverage. 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 my 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 - Viewed from Ground, a Ladder, or Drone

LMT - The shingles were inspected from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or 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/Roof Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

LMT - The roof protrusions were viewed from ground level, a ladder, or by a drone, and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible) to look for signs of leaks, etc.



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 - Inspected from Ground Level, Ladder, or Drone

LMT - The chimney was viewed from ground level, a ladder, or by drone. This is a limited inspection of the chimney and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions 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.

Gutters/Downspouts: Gutter Guard Present

LMT - A gutter covering system was present. These covers prevent leaves and organic debris from entering the gutters and clogging downspouts. Leaves and debris will still cover this "guard" and should be cleaned as a part of routine maintenance. This "guard" also prevented visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

Recommendations

4.4.1 Shingles



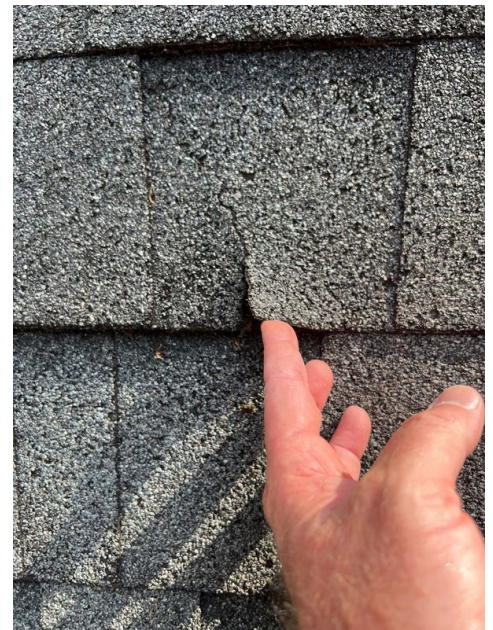
Marginal Defect

DAMAGE - AREAS OF MINOR TO MODERATE DAMAGE

Random areas of minor to moderate damage, and areas in need of repairs were present on the shingles. A walk down of the roof surface with repairs made to any areas in need is recommended to be completed by a roofing contractor to prevent the possibility of leaks at these areas, this may include sealing or patching, replacement of individual shingles, etc.

Recommendation

Contact a qualified roofing professional.



4.4.2 Shingles

**SURFACE - BLISTERING**

Blistering (sometimes called pitting) was present on the shingles. These blisters have popped causing the granules to be released in these areas, which exposes the asphalt portion of the shingle to UV rays. This can allow for degradation, further damage, and accelerated aging of the shingles. Blistering is most often indicative of a manufacturer's defect where moisture was trapped in the shingles during the manufacturing process. An evaluation of the shingles is recommended to be performed by a roofing contractor with repairs or replacement made as needed.

Recommendation

Contact a qualified roofing professional.



4.4.3 Shingles

INSTALLATION - INADEQUATE OVERHANG

Marginal Defect

Inadequate shingle overhang was present at the eaves and/or rakes in areas. Shingle manufacturers recommend an overhang of anywhere from .75" - 1.25" allowing rainwater to adequately be carried into the gutters or off of the roof surface. These areas with minimal overhang could potentially allow rainwater in between the shingles and fascia. Repairs are recommended to be performed as needed by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



4.6.1 Roof Flashings

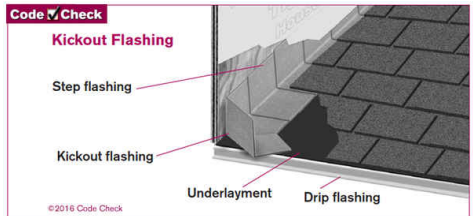
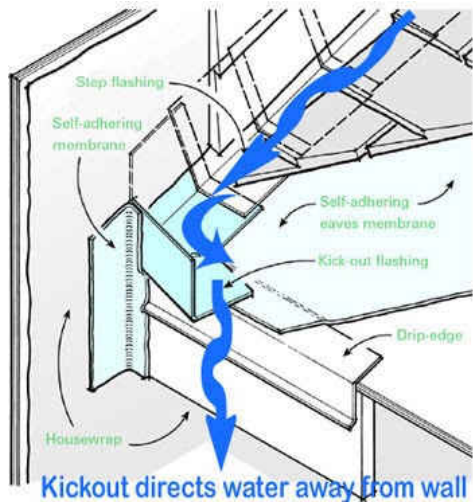
 Marginal Defect

KICKOUT - MISSING

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rainwater from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing, and this should be investigated during the installation of kickout flashing.

Recommendation

Contact a qualified roofing professional.



4.7.1 Chimney

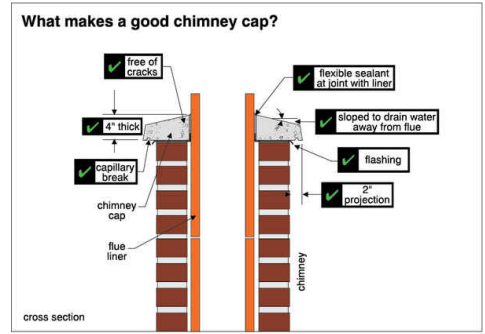
Marginal Defect

CROWN - IMPROPER DESIGN

The chimney crown was not designed to shed and carry rainwater away from the masonry chimney adequately, and it is very rare to see a proper crown in place. A proper crown would be four inches thick, where it meets the clay flue liner tapering down as it extends to the perimeter of the chimney. It should also overhang the masonry of the chimney by two inches and incorporate a capillary break underneath to shed rainwater. Flashing would also be in place between the crown and masonry of the chimney. An evaluation of the current crown with repairs or replacement made as needed is recommended to be performed by a qualified chimney sweep for optimal performance.

Recommendation

Contact a qualified masonry professional.



4.7.2 Chimney

Marginal Defect

CROWN - CRACKING

The chimney crown had some degree of cracking present. This can allow rainwater infiltration into the masonry, and in freezing temperatures, this infiltrated rainwater can freeze and expand, damaging the masonry. An evaluation and repairs or replacement of the crown as needed are recommended to be conducted by a chimney sweep or other qualified person.

Recommendation

Contact a qualified chimney contractor.



4.8.1 Gutters/Downspouts

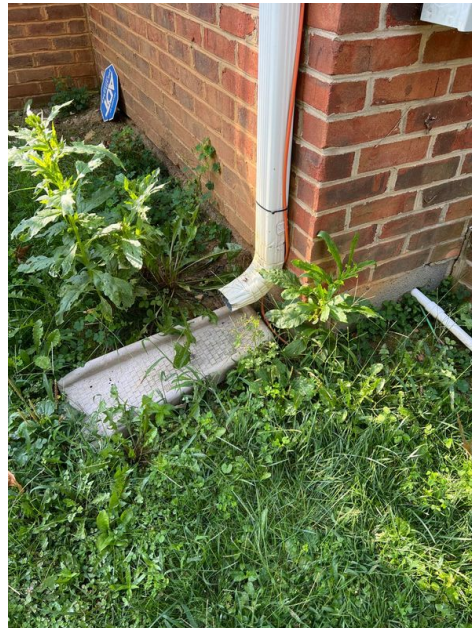
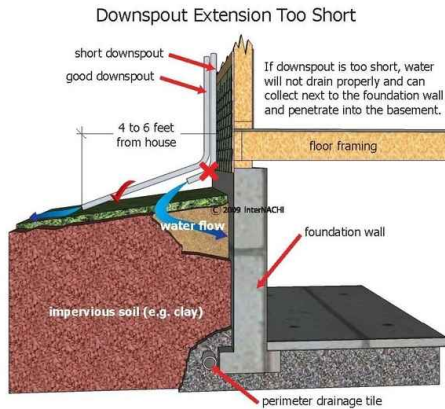
Marginal Defect

DOWNSPOUT(S) - TERMINATING NEAR FOUNDATION

There were downspouts present that were discharging within five feet of the foundation of the home. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water/moisture to enter basement and crawl space areas, and in extreme cases, can allow for settlement of the home. Properly extending all downspouts at least five feet away from the home is recommended to be conducted by a gutter contractor or other qualified person.

Recommendation

Contact a qualified gutter contractor



5: EXTERIOR

Information

Walls/Cladding: Cladding Material

Brick Veneer, Vinyl Siding

Walls/Cladding: Wall Construction

Type
Wood Framed

Walls/Cladding: Vegetation

Obscuring Wall(s) Visibility?
No

Eaves/Overhangs/Fascia: Soffit & Fascia Material

Vinyl Soffit, Vinyl-Clad Fascia

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.

Vinyl Siding: Vinyl Siding Information

Vinyl siding is inspected by looking for damage, proper flashings, and the overall installation concentrating on significant deficiencies. No such deficiencies were present at the time of inspection unless otherwise noted in this report.

Vinyl siding is not a watertight cladding and is expected to allow some degree of moisture behind it as it heavily relies on the performance of the weather-resistive barrier (if present), or if installed over an existing wall cladding it relies on that cladding and its WRB or felt paper to manage and prevent water infiltration into the wall cavity. Prior to 2003 vinyl siding was allowed to be installed directly over OSB wall sheathing with no WRB in place as the unsealed nature of vinyl siding will allow air to dry the underlying components.

Regardless measures should be taken to prevent bulk moisture from entering behind the cladding with proper flashings and sealants.

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 in 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: Overhangs Information

The roof overhangs were 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. The possibility of hidden damage exists on any structures with fascia and/or soffit that is clad with vinyl/aluminum.

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 re-keying 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.

6: KITCHEN

Information

General Info: Kitchen View

Undersink Plumbing - Kitchen:
Undersink Plumbing Visibly
Obstructed?
No

Oven/Range: Energy Source
Electric



Oven/Range: Range Anti-tip Bracket Presence
Not Applicable

Cooktop: Cooktop Energy Source Electric

Exhaust Fan: Fan Type
Downdraft at Cooktop

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.



Sink(s): Hot Water Valve Off

LMT - The hot water supply valve was in the off position and the hot water was not tested. I recommend confirming proper operation of the hot water supply at this sink prior to the end of your inspection contingency period.

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.



Disposal Unit: Disposal Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

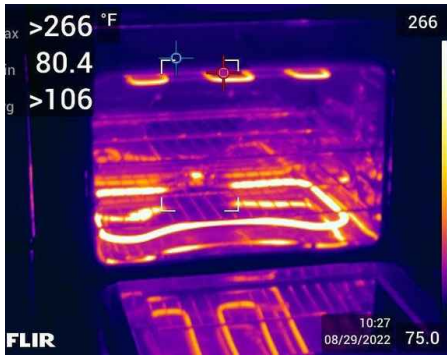
Dishwasher : Dishwasher Information

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



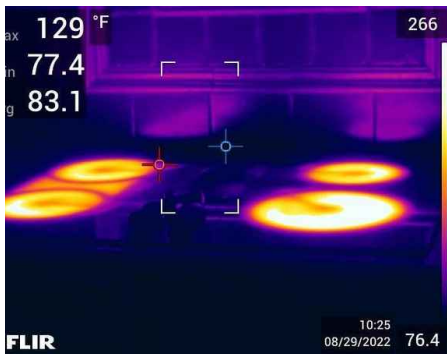
Oven/Range: Oven Information

The oven was operated by placing it into "Bake" mode and confirming heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. It's 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.



Cooktop: Cooktop Information

The cooktop heating elements were turned to "High" to ensure they were functional. No 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: Microwave Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.



Island: Kitchen Island Information

The kitchen island was inspected looking for any significant deficiencies. No reportable conditions were present unless otherwise noted in this report.

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

6.4.1 Undersink Plumbing - Kitchen

DISHWASHER DRAIN - HIGH LOOP MISSING

— Marginal Defect

A "high loop" or "air gap" was not present or not installed properly for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line, incorporating a proper high loop, is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified professional.



6.7.1 Oven/Range

OVEN - DOOR NOT FUNCTIONING PROPERLY

— Marginal Defect

The oven door was not functioning properly at the time of inspection. Repairs are recommended to be conducted as needed by an appliance repair company for proper operation of the door.

Recommendation

Contact a qualified appliance repair professional.

6.9.1 Exhaust Fan

 Marginal Defect

DOWNDRAFT - FLEXIBLE DUCT THROUGH FLOOR/WALL

A flexible duct was ran through the wall or floor. Flexible ducts should only be used for transitions and can not pass through floors or walls. Replacement of the duct with one comprised of smooth walled steel is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



7: BATHROOM(S)

Information

Ventilation: Ventilation Sources

Ventilation Fan(s)

Undersink Plumbing - Bathroom:

Undersink Plumbing Visibly Obstructed?

No

General Info: Bathroom View(s)



General Info: Tub and Shower Drain Information

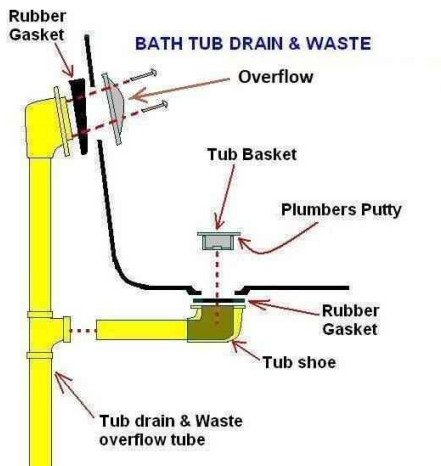
LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were

observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are 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.



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

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.



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

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that 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. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.



Recommendations

7.6.1 Bathtub(s)

DRAINAGE - HINDERED

HALLWAY BATHROOM

Slow or hindered drainage was present in the referenced bathtub(s). Repairs are recommended to be conducted as needed by a licensed plumbing contractor to achieve proper drainage.

Recommendation

Contact a qualified plumbing contractor.

— Marginal Defect



7.6.2 Bathtub(s)

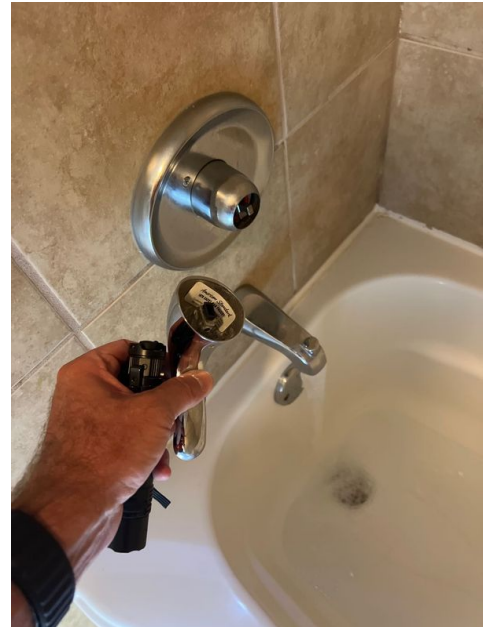
FAUCET/VALVES - HANDLE LOOSE

HALLWAY BATHROOM , MASTER BATHROOM

The faucet valve handle was loose in the referenced bathtub. Proper securement of the handle is recommended to be performed by a qualified person.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect

7.7.1 Shower(s)

WATER PIPE - LOOSE

HALLWAY BATHROOM

The shower water supply pipe was loose at the wall. Proper securement of the water pipe is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect

7.7.2 Shower(s)

SHOWER FLOOR/WALLS - DAMAGE

MASTER BATHROOM

Chipping and/or some degree of damage was present to the shower floor and/or walls. Repairs are recommended to be performed to the damage as needed to prevent leaks at these areas by a qualified person. Typically repair kits can be purchased at home improvement stores.

Recommendation

Contact a qualified professional.

 Marginal Defect

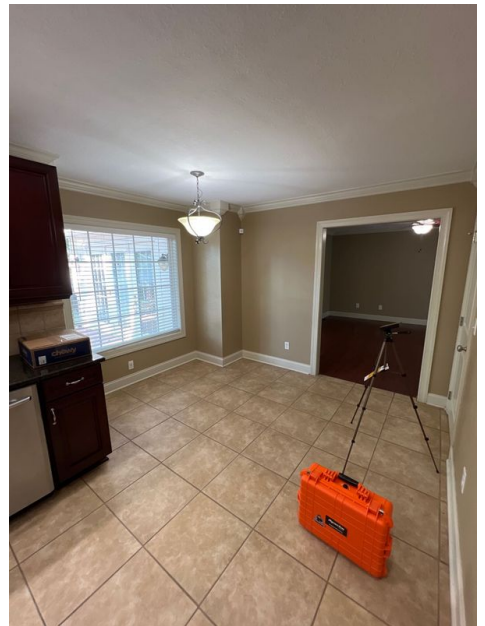
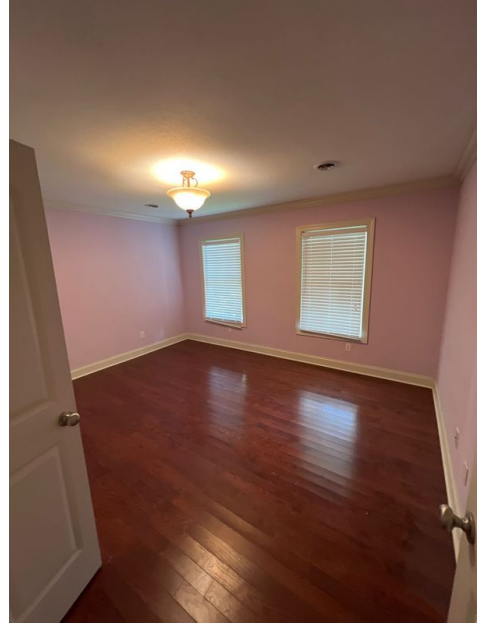
8: INTERIOR AREAS AND ITEMS

Information

Windows: Window Glazing
Double Pane

Closets: Closet Surfaces Visually Obstructed?
No

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.

Cabinets, Countertops: Countertop/Cabinets Information

The kitchen cabinetry, bathroom cabinetry, and any other 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.

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.

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.

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.

Wall and Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall 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 maybe 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.

Floor Condition: Floors Information

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

Recommendations

8.1.1 General Info

— Marginal Defect

COSMETIC DEFICIENCIES INFORMATION

LMT - Cosmetic damage and/or deficiencies to wall, floor, and/or ceiling surfaces were present in area(s) of the home. If these areas are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies are not included in a home inspection, and if any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

Recommendation

Contact a qualified professional.

8.2.1 Cabinets, Countertops

— Marginal Defect

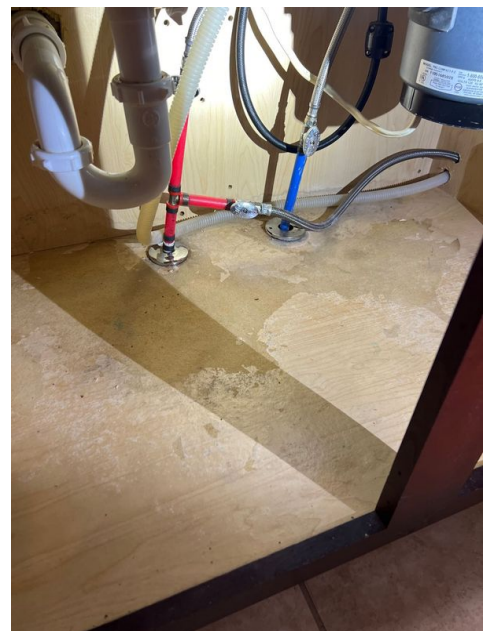
MOISTURE DAMAGE - MINOR TO MODERATE

KITCHEN

Minor to moderate moisture damage was present on the cabinet floor below the sink. Repairs are recommended to be conducted to any damage present as needed by a qualified person.

Recommendation

Contact a qualified handyman.



8.2.2 Cabinets, Countertops

 Minor Defect, Maintenance Item, or FYI Item

CABINETRY - IMPROPER FASTENERS

KITCHEN

Improper fasteners were used to secure the wall cabinetry instead of the manufacturer supplied or recommended pan head screws. Improper fasteners may not have the shear strength that the manufacturer supplied pan head screws would, and could allow for failure. Replacement of the fasteners is recommended to be conducted by a cabinet installation contractor.

Recommendation

Contact a qualified cabinet contractor.

⚠ WARNING

TO REDUCE THE RISK OF DEATH OR SERIOUS INJURY, READ AND HEED ALL WARNINGS AND INSTRUCTIONS.

USE SAFETY PRECAUTIONS AT ALL TIMES. MAINTAIN A CLEAN, WELL-ORGANIZED WORKSPACE. WEAR SAFETY GOGGLES THAT COMPLY WITH ANSI Z87.1 AND ALL PROTECTIVE EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE TOOLS YOU WILL BE USING.

ONLY ATTACH CABINETS TO CENTER OF WALL STUDS ACCORDING TO INSTRUCTIONS.

THIS INSTALLATION GUIDE APPLIES TO ONLY WOOD STUD CONSTRUCTION. IF YOU ARE SECURING CABINETS TO ANOTHER MATERIAL, CONSULT AN INSTALLATION PROFESSIONAL TO IDENTIFY THE PROPER FASTENERS.

NEVER USE NAILS OR DRYWALL SCREWS TO INSTALL CABINETS BECAUSE DOING SO MAY DAMAGE CABINETS OR FAIL TO PROPERLY SECURE THEM WHICH MAY RESULT IN DEATH OR SERIOUS INJURY.

START IN THE CORNER

- Remove all doors from wall cabinets.
- Starting in the corner, measure the wall from the corner out to the center of the first stud mark.
- Transfer this measurement to the back of the cabinet and mark a vertical line on the cabinet.
- Drill from the back of the wall cabinet on the line with a 1/8" or smaller bit, three holes on 30" and 33" high wall cabinets, four holes on 36", 39" and 42" high wall cabinets (the holes should be positioned 1 3/4" down from the top and up from the bottom with additional holes equally spaced between and no closer than 2" to any vertical edge). Hand start #10 x 2 1/2" phillips pan head installation screws from inside.
- Place the cabinet on the 54" reference line and level in all directions. (1/8" error here will put you 1/2" off 8' down your wall; double check the squareness of your starting cabinet.)
- Tighten screws until they are nearly tight. Do not torque this cabinet, so that you may adjust it slightly to attach the next cabinet.

IMPORTANT NOTE: A minor use sheet rock screws. Only use #10 x 2 1/2" (supplied) through cabinets into wall and recommended #8 x 2 1/2" phillips flat head screws when joining cabinets. Use wood screws 3/32" or 3/16" inside corner molding may be positioned and attached at the 54" line to help support cabinets during installation.



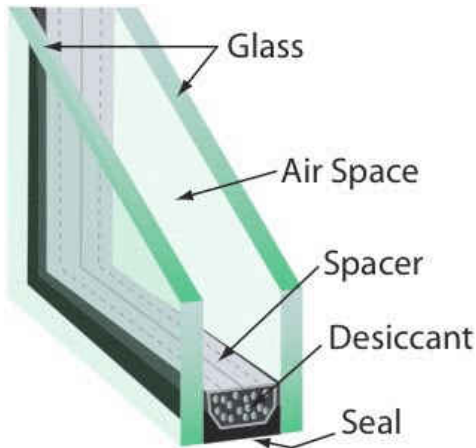
8.3.1 Windows

 Marginal Defect**GLASS - SEAL FAILURE**

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.



8.3.2 Windows

 Marginal Defect**SAFETY - FALL PROTECTION MISSING**

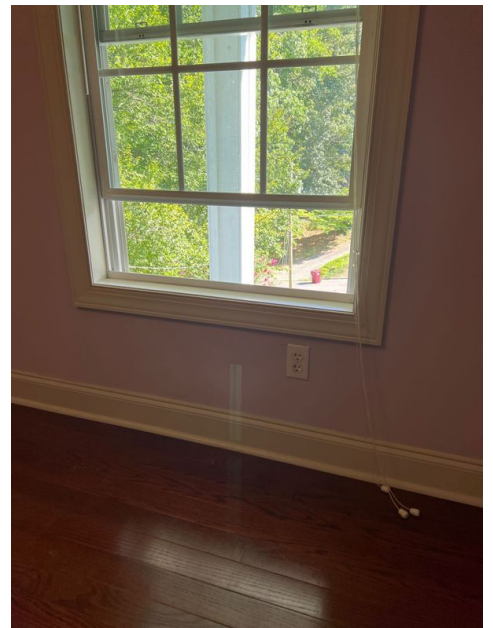
FRONT OF STRUCTURE

SFTY - There were windows present that were within 24 inches of the floor and higher than 72 inches from finished grade outside. Fall protection is recommended to be installed on these windows for child safety by a qualified person. More info can be found at the link below.

https://pubstore.aamanet.org/docs/TB_03-12_8-13-12.pdf

Recommendation

Contact a qualified professional.



8.3.3 Windows

 Marginal Defect

SAFETY - GLASS WITHIN 5 FEET OF TUB/SHOWER SAFETY GLAZING MISSING

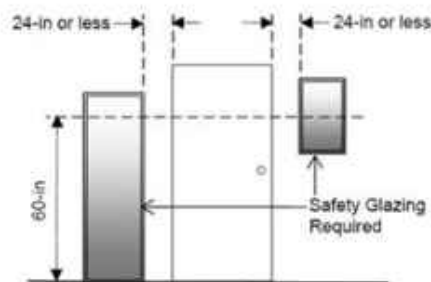
HALLWAY BATHROOM , MASTER BATHROOM

SFTY - There was window glass that was either over the tub or shower, or within 5 feet horizontally of the tub or shower that was not designated as being tempered. Current standards require glass/windows within 5 feet vertically or horizontally of a tub or shower to be tempered for safety. Safety upgrades should be considered here. I recommend consulting a window installation contractor. There are also window films that may provide the protection needed.

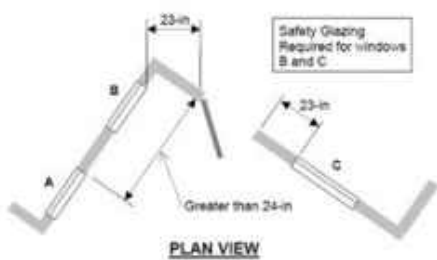
Recommendation

Contact a qualified window repair/installation contractor.

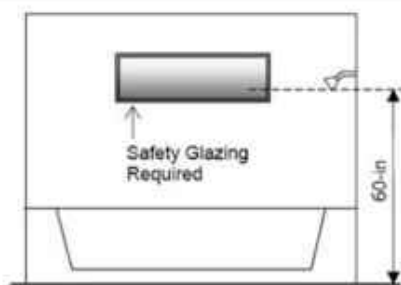
When Safety Glass is Required



GLASS IN SIDELITES – ELEVATION



PLAN VIEW



GLASS WITHIN SHOWER WALLS

8.5.1 Interior Doors

 Minor Defect, Maintenance Item, or FYI Item

DOOR OPERATION - NOT LATCHING PROPERLY

MASTER BATHROOM , MASTER BEDROOM CLOSET

The door was not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



8.6.1 Stairs, Handrails, & Guardrails

 Minor Defect, Maintenance Item, or FYI Item

HANDRAIL - RETURNS MISSING

SFTY - Returns were not present on the handrail(s). Current safety standards recommend for the handrails to "return" to the wall, so that clothing, etc. won't be snagged by a handrails end. Safety upgrades to "return" the handrail to the wall is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



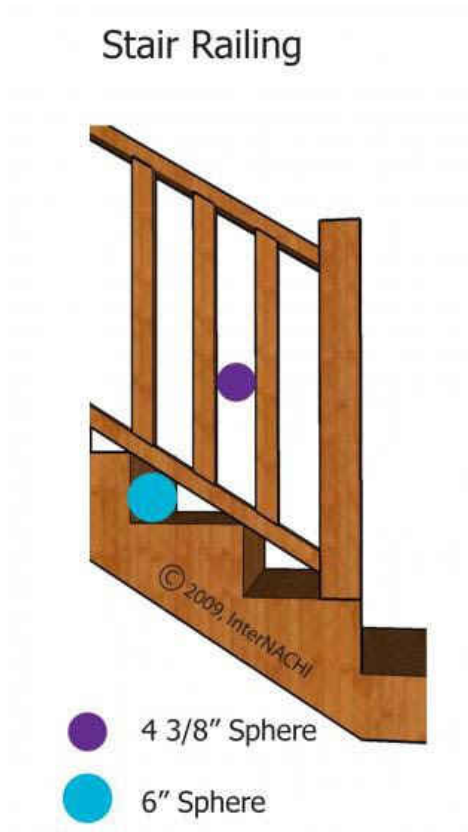
8.6.2 Stairs, Handrails, & Guardrails

 Marginal Defect**STAIR RAILING - IMPROPER SPACING**

SFTY - The stair railing 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 are recommended to be performed here by a qualified contractor as needed for safety.

Recommendation

Contact a qualified professional.



8.8.1 Floor Condition

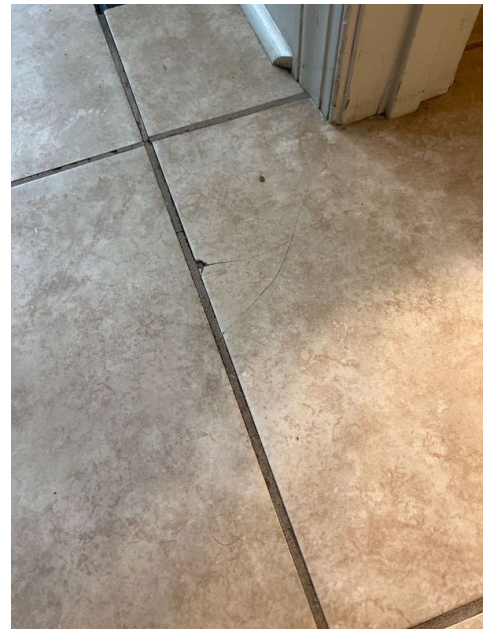
TILE FLOORING - DAMAGED

KITCHEN AREA

There were cracked and/or damaged tile(s) present at the referenced area(s). An evaluation of the tile floors in the home with replacement of any damaged or cracked tile(s) is recommended to be conducted by a flooring contractor as needed.

Recommendation

Contact a qualified tile contractor



8.8.2 Floor Condition

HARDWOOD - CUPPED (ELEVATED MOISTURE CONTENT)

MULTIPLE AREA(S) AT MAIN LEVEL

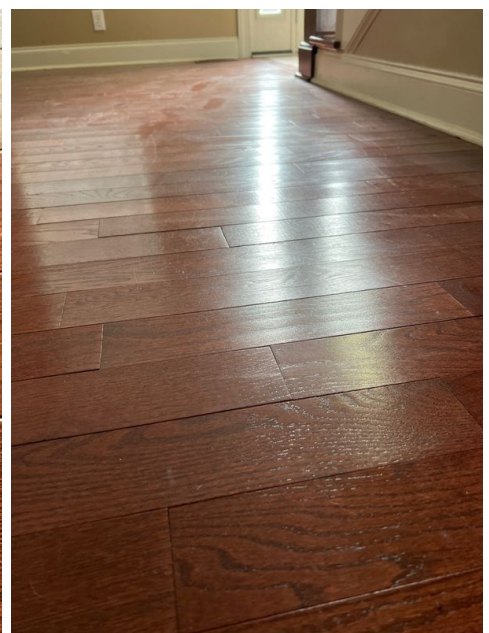
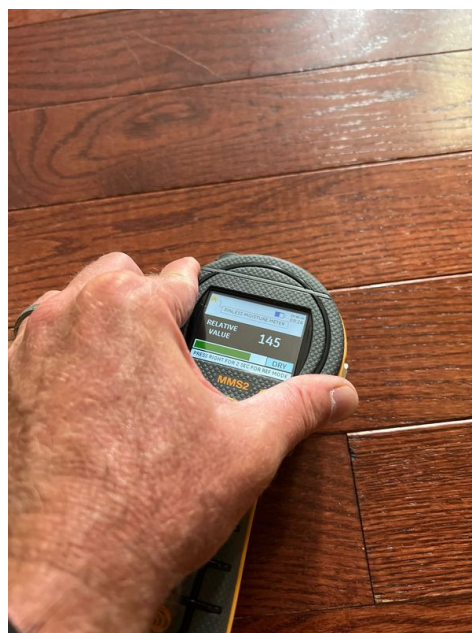
The hardwood flooring was cupped in the referenced area(s), which generally occurs from excessive subfloor moisture levels. The moisture content of the flooring and/or subflooring at the time of inspection was greater than 12%. Most hardwood flooring manufacturers recommend not installing hardwood on subfloors with moisture readings higher than 10-12% without a proper vapor barrier. An evaluation of the source of the moisture, with repairs or modifications made to manage the moisture/humidity, is recommended to be performed by a contractor familiar with building sciences. An evaluation of the flooring itself is recommended to be performed by a flooring contractor, with repairs or replacement made as needed.



<https://hardwoodfloorsmag.com/2017/08/01/flooring-installers-need-measure-moisture-content-wood-subflooring/>

Recommendation

Contact a qualified professional.



9: LAUNDRY

Information

General Info: Laundry View



General Info: Dryer Energy Source Electric
Dryer Vent: Dryer Vent Termination Point Exterior

Visible Plumbing - Laundry: Plumbing Information - No Washer Present

The washing machine water supply valves were operated and no deficiencies were present at the time of inspection unless otherwise noted in this report. The standpipe (washer drain pipe) was not tested for leaks as a washing machine would need to be present to discharge water into the drain. The functionality of the drain is excluded from this inspection.



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

9.3.1 Dryer Vent

 Marginal Defect

DUCT - FLEX DUCT RAN THROUGH WALL/FLOOR

A flexible dryer vent duct was run through the wall or floor. Flexible ducts should only be used for transitions and can not pass through floors or walls. Replacement of the duct with one comprised of smooth walled steel is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



10: GARAGE

Information

General Info: Garage View(s)



Garage Door(s): Garage Door Type(s)

Aluminum Sectional

Garage Door Opener(s): Opener Drive Type

Chain Drive

Garage Door Opener(s): Control(s) Proper Height

No (within 60" of standing surface)

Garage Separation: Door Type

Fiberglass

Garage Separation: Proper Separation Door Present

No, Upgrade Recommended

Garage Separation: Separation Wall(s) Material

Framed Walls, Drywall

Garage Separation: Proper Separation Wall(s) Present

Not Confirmed

Garage Separation: Ceiling Material

Drywall

Garage Separation: Proper Ceiling Separation Present

Not Confirmed

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.

**Garage Door(s): Cosmetic Dents and Dings**

FYI - Dents and dings were present on the garage door(s) that were cosmetic in nature. This did not affect the door(s) functionality at the time of inspection.

**Garage Door Parts: Garage Door Parts Information**

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Safety: Eye Beam(s) Information

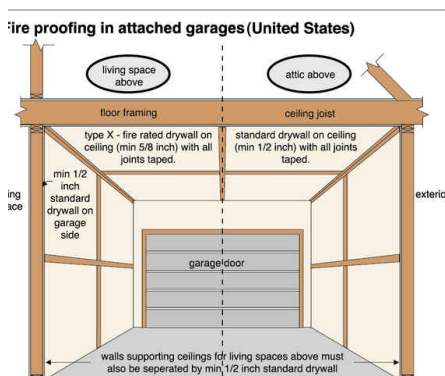
The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Door Safety: Resistance Not Tested

EXCL - The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes and the ability to auto-reverse if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground underneath the door. When the door is closed, it should contact the 2" X 4" and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

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 (if living areas are overhead), 1/2" if no living areas are overhead. No protrusions should be present on the area's walls and/or ceiling 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.



Garage Separation: Door Information - Separation

Current standards require that door(s) in between living areas and the garage are constructed of steel or solid wood, measuring at least 1 3/8 inches thick or that the door is 20-minute fire rated. **Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.**

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.**

Garage Separation: Ceiling Information - Separation

The overhead framing in the garage is required to be covered with 5/8" type X drywall *if living areas are overhead* and 1/2" drywall if no 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 or lack of drywall will be reported. **Homes built prior to 2006 were not required to meet these requirements, but upgrading to proper drywall is recommended for safety.**

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and/or significant cracking. No reportable conditions were present 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.

Recommendations

10.4.1 Garage Door Opener(s)

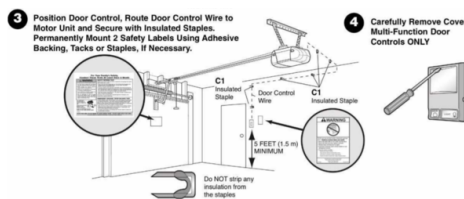
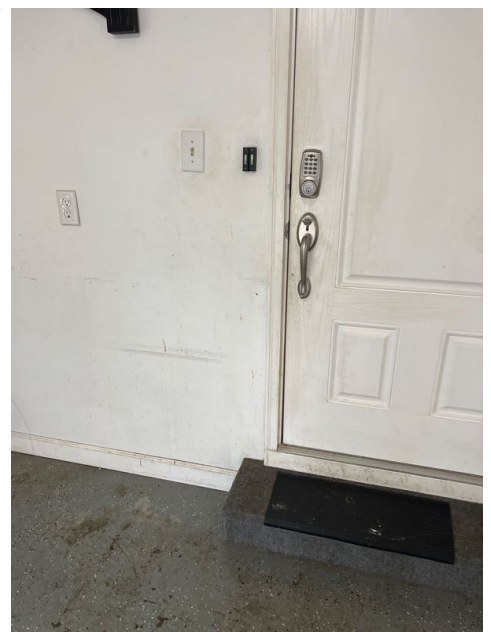
 Marginal Defect

DOOR CONTROL - WITHIN 5 FEET OF STANDING SURFACE

SFTY - The garage door control(s) were within five feet of a standing or walking surface. Controls are recommended to be elevated at least 60" to prevent a child from operating the door. Raising the control(s) to the proper height is recommended to be conducted by a qualified person for child safety.

Recommendation

Contact a handyman or DIY project

10.4.2 Garage Door Opener(s)

 Marginal Defect

OPENER(S) - NOT FUNCTIONING PROPERLY

DOOR ON RIGHT (VIEWED FROM INTERIOR)

The garage door opener(s) were not allowing the door(s) to close properly. This is typically related to the "electric eye" alignment or the "travel" setting of the garage door. Repairs are recommended to be conducted as needed to allow for proper operation by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.

10.6.1 Garage Separation

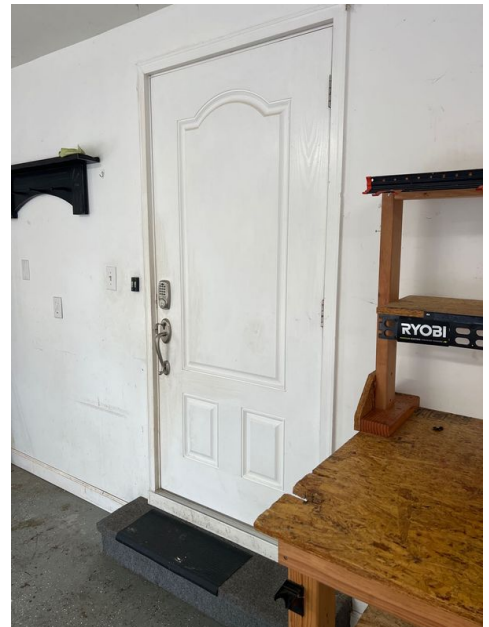
 Minor Defect, Maintenance Item, or FYI Item

SEPARATION DOOR - NON CONFORMING (UPGRADE)

SFTY - The door between the garage and living areas did not meet today's safety standards for the separation of garage and living space. A 20 minute fire rated door, or a steel or solid wood door measuring no less than 1 3/8" thick, is recommended to be installed as a safety upgrade by a qualified professional.

Recommendation

Contact a qualified professional.



10.6.2 Garage Separation

 Marginal Defect

SEPARATION DOOR - AUTO CLOSURE MISSING

SFTY - There was no self-closing device on the door between the house and the garage. The installation of a self-closing device is recommended to be installed by a qualified professional in order to protect the home's occupants from garage-originated fires and CO dangers.

Recommendation

Contact a qualified door repair/installation contractor.

11: HEATING, COOLING

Information

<p>Exterior Unit(s) - Split System : Exterior Unit Location Right side of home</p>	<p>Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type Electric Condensing Unit (Heat Pump)</p>	<p>Exterior Unit(s) - Split System : Exterior Unit Manufacturer Trane</p>
<p>Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage 25amps</p>	<p>Exterior Unit(s) - Split System : Exterior Unit Overcurrent Protection Amperage Undetermined</p>	<p>Exterior Unit(s) - Unit #2: Exterior Unit Location Right side of home</p>
<p>Exterior Unit(s) - Unit #2: Exterior Unit Energy Source & Type Electric Condensing Unit (Heat Pump)</p>	<p>Exterior Unit(s) - Unit #2: Exterior Unit Manufacturer Trane</p>	<p>Exterior Unit(s) - Unit #2: Exterior Unit Max Circuit Breaker Amperage 20amps</p>

Exterior Unit(s) - Unit #2: Exterior Unit Overcurrent Protection Amperage Undetermined	Interior Unit(s) - Split System : Interior Unit(s) Location Crawl Space	Interior Unit(s) - Split System : Interior Unit(s) Energy Source and Distribution Electric Forced Air
Interior Unit(s) - Split System : Interior Unit Manufacturer Trane	Interior Unit(s) - Unit #2: Interior Unit(s) Location Attic	Interior Unit(s) - Unit #2: Interior Unit(s) Energy Source and Distribution Electric Forced Air
Interior Unit(s) - Unit #2: Interior Unit Manufacturer Trane	Auxiliary Drain Pan: Auxiliary Drain Pan Present Yes	Condensate Drain Pipe: Condensate Drain Termination Point Right Side of Home
Thermostat(s): Thermostat Location(s) Kitchen Area, Hallway (Upstairs)	Air Filter/Return Plenum: Filter Location(s) Living Room, Hallway (Upstairs)	Air Filter/Return Plenum: Filter Size 20 X 20
Return Air Temp (Main Level): Return Air Temp - Main Level 75-80	Return Air Temp (Upstairs): Return Air Temp - Upstairs 75-80	Air Supply Temp (Main Level): Temperature Differential - Cooling Mode (Main Level) 15-20 Degrees
Air Supply Temp (Main Level): Temperature Differential - Heating Mode (Main Level) Not Tested	Air Supply Temp (Upstairs): Temperature Differential Cooling Mode - Upstairs 15-20 Degrees	Air Supply Temp (Upstairs): Temperature Differential Heating Mode - Upstairs Not Tested
Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room? Yes	Heating Source In Each Habitable Room: Heating Source In Each Habitable Room? Yes	Fireplace(s): Fireplace Type(s) Gas Logs (Undetermined Venting Style)
Fireplace(s): Fireplace Location(s) Living Room	Fireplace(s): Fireplace Flue Termination Point 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). An HVAC contractor should be consulted if a more thorough inspection is desired.

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: Zoned System Present

Main Level

FYI - A zoned system was present. Zoned systems typically utilize two or more thermostats located at different locations or levels in the home, or a single thermostat with settings for different zones, to give you more control over the heating and cooling in particular areas. Such as, if you typically stay downstairs but seldom use the upstairs, you

can set the temperature in the area you are seldom in, either warmer or cooler than typical for energy savings. A control box operates dampers within the ductwork to supply the temperatures you set at the thermostats to their respective areas. These thermostats must all remain in either cooling or heating mode, as you can not choose heat on one and cool on another.

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

2010

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.



Exterior Unit(s) - Unit #2: Exterior Unit Manufacture Year

2010

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

Exterior Unit(s) - Unit #2: 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.

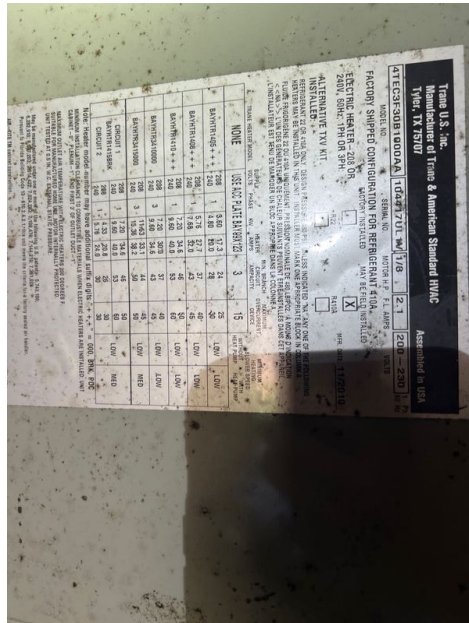


Interior Unit(s) - Split System : Interior Units Manufacture Year
2010

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.

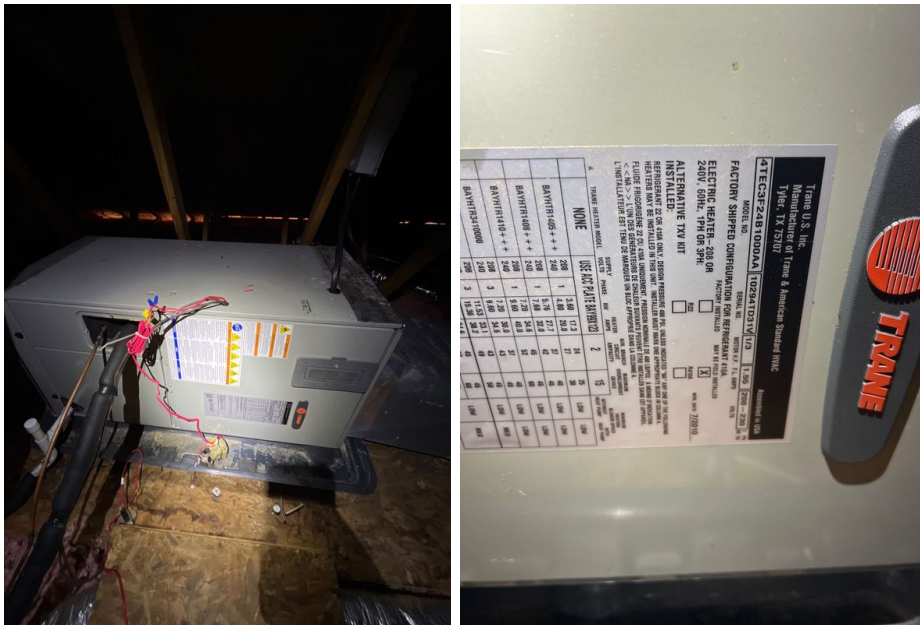


Interior Unit(s) - Unit #2: Interior Units Manufacture Year
2010

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

Interior Unit(s) - Unit #2: 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.

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

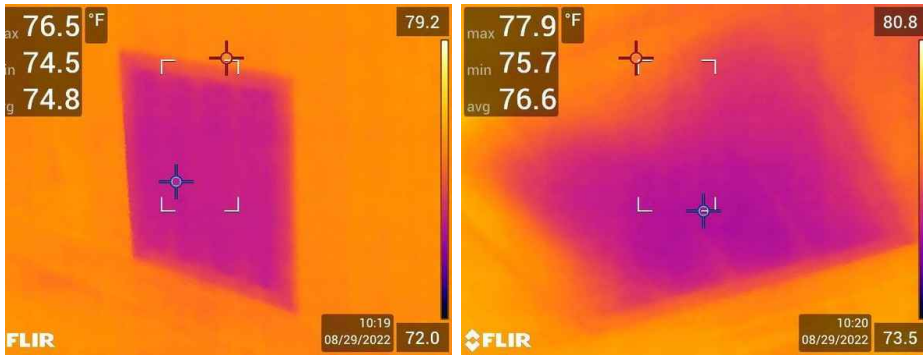
The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

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.

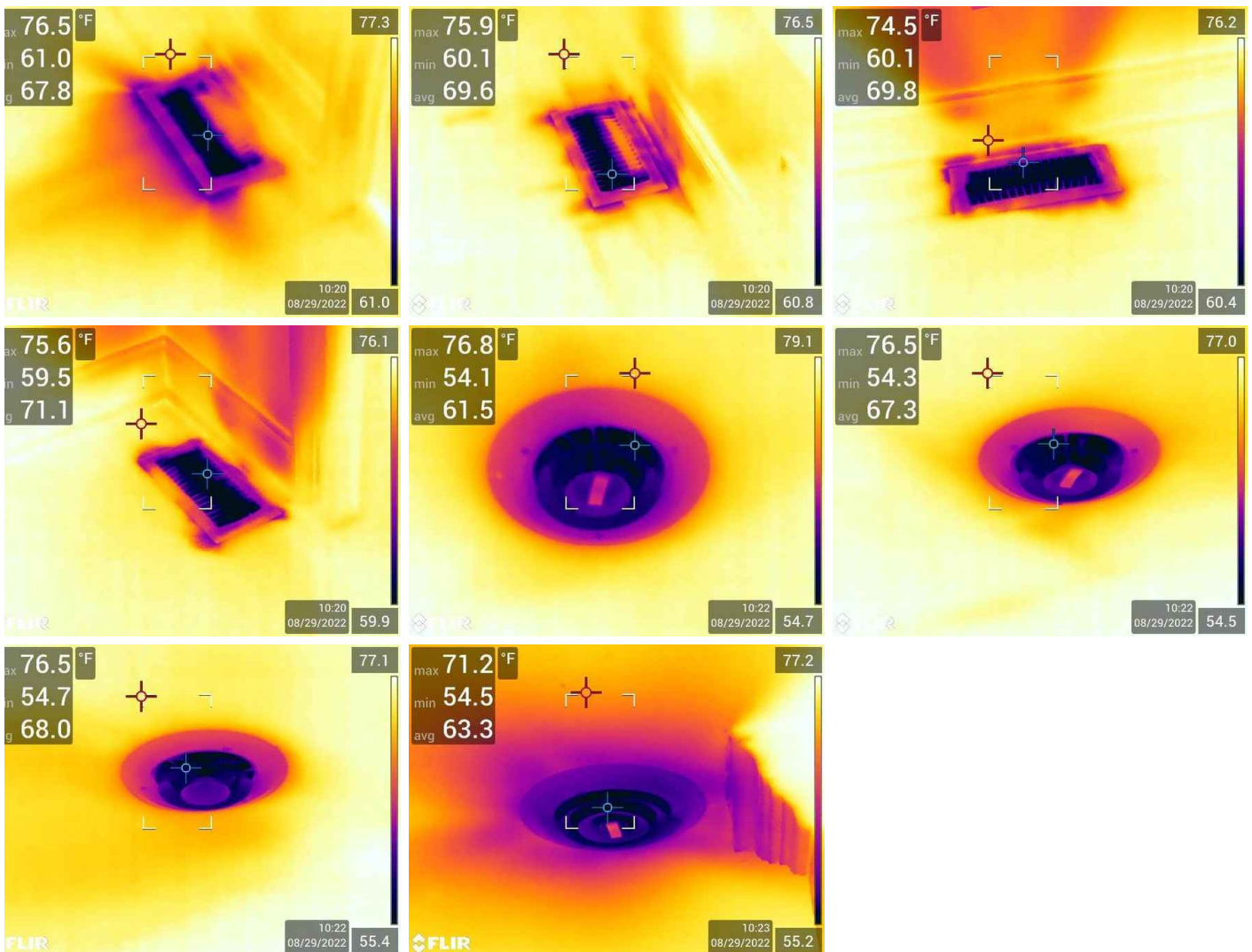
Air Return Information: Temperature Reading

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 the 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.



Air Supply Information: Heat Pump - Heating Functionality Not Tested (High Temperature)

EXCL - The heating functionality of the unit(s) was not tested due to temperatures over 70 degrees at the time of inspection. HVAC manufacturers recommend not using the heating mode of HVAC units when the exterior ambient temperature is greater than 70-80 degrees (manufacturer specific), as a high pressure situation can occur. The coils on exterior units are on average 25% larger than indoor unit coils, this can allow the outdoor unit to absorb more btu/H than the interior unit can absorb, which can trip the pressure switch. If the pressure switch is defective it's possible to damage the compressor. Therefore the heating function of the unit is excluded from this inspection. I recommend

consulting with the sellers in regards to the unit's past heating performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

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.

Fireplace(s): Gas Logs Information - Undetermined Venting

LMT - Gas logs were present, and their venting type could not be confirmed (vented or vent-free), and this venting method is excluded from this inspection. I highly recommend consulting with the seller(s) as to the venting type, as both styles have different safety requirements that must be implemented while in use.

Gas log manufacturers recommend that these units are inspected, and maintenance is performed annually.

Maintenance and an evaluation of the unit(s) is recommended to be conducted by a gas fireplace professional prior to use.

There are multiple safety recommendations that should be followed when using gas logs, such as installing carbon monoxide sensors in the area, etc. I recommend researching their use and obtaining the instruction manual from the sellers.



Fireplace(s): Pilot Light Not Lit

EXCL - The pilot light for the gas logs was not lit at the time of inspection. Gas fireplaces are not tested for functionality if the pilot is not lit, as there are specific igniting instructions that must be closely followed for safety, and these ignition steps vary from manufacturer to manufacturer. Gas log manufacturers highly recommend that the instruction manual is given to the new owners so that the steps for ignition are known and safety precautions are followed. I recommend confirming proper operation of the logs prior to the end of your inspection contingency period.

Recommendations

11.1.1 General Info

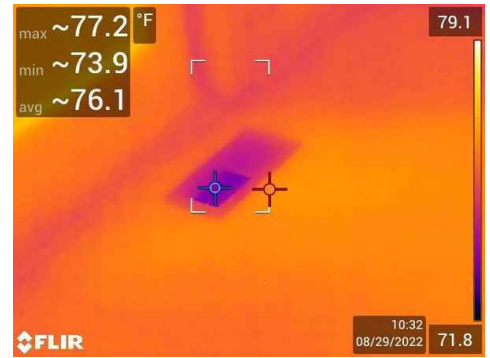
HVAC NOT FUNCTIONAL

ZONED PORTION - ADDITION MAIN LEVEL

The HVAC system was not functional utilizing normal operating controls, at the time of inspection. Repairs or replacement of the unit(s) as needed for proper operation is recommended to be performed by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



11.1.2 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT

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



11.2.1 Exterior Unit(s) - Split System

EXTERIOR UNIT - AGED

AGED - The unit was nearing, at, or past its typical service life. Major repairs or replacement of the unit should be anticipated in the future due to its age. 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.



11.2.2 Exterior Unit(s) - Split System

 Marginal Defect
EXTERIOR UNIT - NOT LEVEL

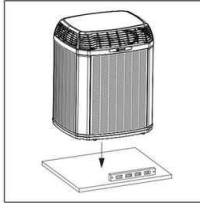
The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and void the system's warranty. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified HVAC professional.

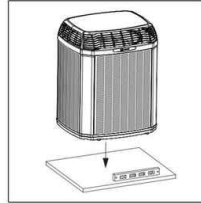
When installing the unit on a support pad, such as a concrete slab, consider the following:

- The pad should be at least 1" larger than the unit on all sides.
- The pad must be separate from any structure.
- The pad must be level.
- The pad should be high enough above grade to allow for drainage.
- The pad location must comply with National, State, and Local codes.



When installing the unit on a support pad, such as a concrete slab, consider the following:

- The pad should be at least 1" larger than the unit on all sides.
- The pad must be separate from any structure.
- The pad must be level.
- The pad should be high enough above grade to allow for drainage.
- The pad location must comply with National, State, and Local codes.



11.3.1 Exterior Unit(s) - Unit #2

 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.

11.3.2 Exterior Unit(s) - Unit #2

 Marginal Defect
EXTERIOR UNIT - NOT LEVEL

The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and may void the warranty for the system. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified HVAC professional.

11.4.1 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.

11.5.1 Interior Unit(s) - Unit #2

 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, 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.

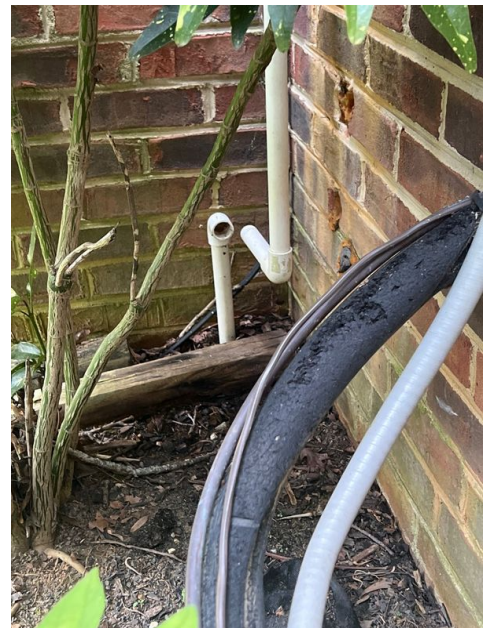
11.7.1 Condensate Drain Pipe

 Marginal Defect**CONDENSATE DRAIN - TERMINATED NEAR FOUNDATION**

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.



11.10.1 Air Filter/Return Plenum

 Marginal Defect**FILTER(S) - MISSING**

An air filter was not installed at the time of inspection. This allows dust and debris to enter the interior HVAC unit, which could possibly damage the unit, or impair its efficiency due to large particulates reaching the evaporator. An evaluation, cleaning, and servicing of the unit is recommended to be performed by an HVAC contractor due to the missing filter.

Recommendation

Contact a qualified HVAC professional.



11.10.2 Air Filter/Return Plenum

 Marginal Defect**RETURN PLENUM/DUCT - VISIBLE DUST PRESENT**

Dust was present at visible portions of the return plenum and/or ductwork. Individual perception and sensitivity varies greatly to an acceptable amount of dust in these areas, and this dust may be more of an issue to people with allergies or asthmatic conditions. If this dust is of concern, I recommended contacting a duct cleaning company for cleaning.

Recommendation

Contact a qualified professional.



11.18.1 Visible Ductwork

Marginal Defect

DUCTWORK - MISSING/DAMAGED INSULATION

Areas of the ductwork had missing or damaged insulation present. Evaluation and repairs or replacement of any damaged portions of ductwork is recommended to be performed by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



12: WATER HEATER

Information

Water Heater Condition: Water Temperature
120-130 Degrees

Water Heater Condition: Water Heater Location
Garage

Water Heater Condition: Water Heater Manufacturer
Whirlpool

Water Heater Condition: Energy Source
Electric

Water Heater Condition: Capacity
50 Gallons

Water Heater Condition: Manufacture Year
2010

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 heated 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

LMT - The water heater was inspected for the presence of a TPR valve. 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 an internal 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.

Recommendations

12.1.1 Water Heater Condition

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 alone. Depending on prior maintenance and other factors, the unit could last anywhere from days to years; the remaining life is undeterminable.

A typical life expectancy chart can be found here:

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

 Marginal Defect

12.1.2 Water Heater Condition

Marginal Defect

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

12.3.1 TPRV Discharge Pipe

Marginal Defect

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.

12.4.1 Water Pipes

 Minor Defect, Maintenance Item, or FYI Item

EXPANSION TANK - NOT PRESENT

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back flow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber. More info can be found here:

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

Recommendation

Contact a qualified plumbing contractor.



13: PLUMBING

Information

Water Pressure: Water Pressure (Approx.) 40-50psi	Water Pipes: Service Pipe Material (Visible Portions) PVC	Water Pipes: Water Distribution Pipe Material (Visible Portions) Copper, Aquapex
Water Pipes: Approx. Percentage of Water Distribution Pipes Visible <10%	Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions) PVC	Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions) PVC
Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible 10-20%	Functional Flow: Functional Flow Yes	Functional Drainage: Functional Drainage See Bathroom Comments
Sump/Ejector Pump: Sump/Ejector Pump Present Not at Visible Portions	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 : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report. The valve is not operated to test its functionality.

Pressure Regulator: Pressure Regulator Information

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Water Pressure: Water Pressure Information

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 - Insulation Between Joists

LMT - Portions of the water pipes were not visible due to insulation coverage between the joists. Any items not visible are excluded from this inspection.

Water Pipes: Wrapped With Pipe Insulation - Not Fully Visible

LMT - Most sections of the water distribution pipes were wrapped with pipe insulation and were not visible for evaluation.

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 - Insulation Between Joists

LMT - Portions of the drain, waste, and vent pipes were not visible due to insulation coverage between the joists. Any items not visible are excluded from this inspection.

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 run 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 I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).**

Recommendations

13.5.1 Water Pipes

WATER PIPE(S) - UNINSULATED

— Marginal Defect

There were un-insulated water pipes present in the crawl space. Any exposed water distribution pipes are recommended to be insulated as needed by a qualified person to prevent damage to the pipes due to freezing temperatures in the winter months.

Recommendation

Contact a qualified handyman.

13.5.2 Water Pipes

COPPER - PATINA PRESENT ON PIPES

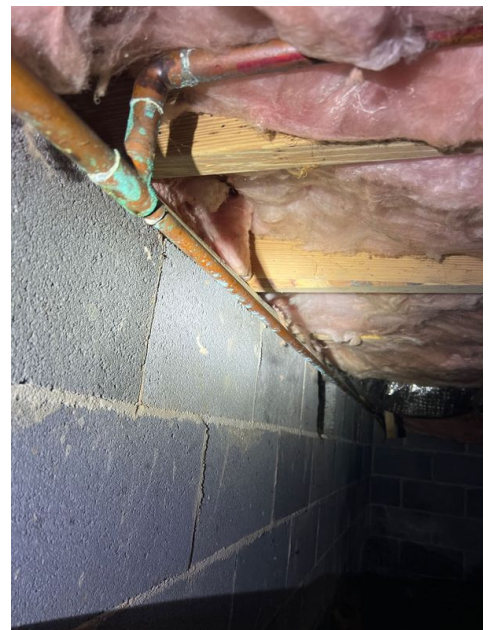
— Marginal Defect

MULTIPLE AREAS

The referenced area(s) of the copper water distribution pipes were covered to some degree by patina. This is typically associated with excess moisture in the area, excess flux used at fittings, and/or pinhole leaks. An evaluation of the pipes is recommended to be conducted by a licensed plumber, as the patina is basically "rust" or oxidation on copper and may affect the integrity of the pipe walls.

Recommendation

Contact a qualified plumbing contractor.



13.6.1 Drain, Waste, and Vent Pipes (DWV)

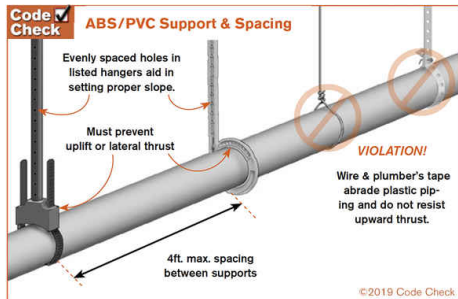
 Marginal Defect

PVC/ABS - IMPROPER HANGERS

There were improper supports and/or hangers used to secure the drain and waste pipes. Improper supports can allow for abrasion of the pipes due to movement and thermal expansion as well as not preventing uplift. Repairs to incorporate proper materials as needed to properly support the pipes is recommended to be conducted by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



14: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Overhead Service Drop

Service Amperage: Service Entrance Conductors Type

4/0 Aluminum

Service Amperage: Service Amperage

200amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location

Below Meter

Service Equipment/Electrical Panel: Electrical Panel Manufacturer

GE

Distribution Panel: Distribution Panel(s) Location

Garage

Distribution Panel: Distribution Panel Manufacturer

GE

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

Copper

Breakers: AFCI Breakers Present

No

Breakers: Breakers in Off Position

0

GFCI Protection: GFCI Missing/Damaged -

Installation/Repairs**Recommended**

Kitchen, Garage

Smoke Alarms/Detectors: Smoke Alarm Presence

Present

CO Detectors: CO Alarm Presence

Not Present

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 Disconnect: Service Disconnect Independent of Interior Panel

The service disconnect was independent of the interior panel, and the panel containing the service disconnect is considered the service equipment. This renders the panel in the home to a distribution panel. The distribution panel will be inspected to determine that the proper rules for distribution panels were followed.

Service Amperage: Service Amperage

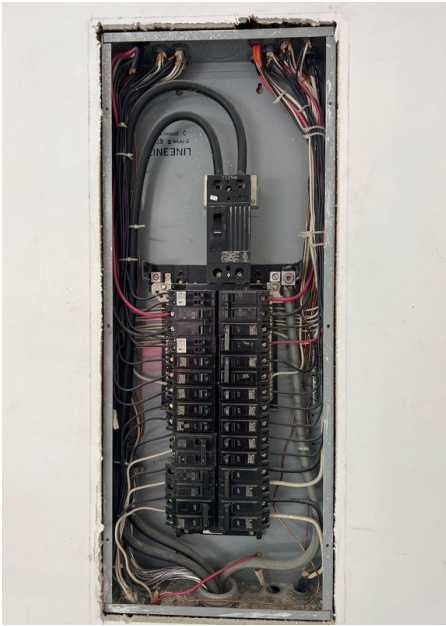
The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is 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 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.

**Distribution Panel: Distribution Panel Information**

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.



Service Grounding/Bonding: GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible. No indications of deficiencies were observed at visible portions unless otherwise noted in this report.

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

SFTY - 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 to be performed on any home 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 an upgrade of 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 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink 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 when personal belongings have been removed from the home.

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

DWELLING UNIT													
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS													
SWITCHES	POORLY LOCATED	SPAS & HOT TUBS	EXTERIOR	BATHS	KITCHENS	GARAGES	HALLWAYS	REAR PORCHES	SCREENED PORCHES	UNFINISHED ATTICS	CRAWL SPACES	SLEEPING PORCHES	UTILITY
1	X ₁₀		X ₁₀										
2	X ₁₀		X	X									
3	X ₁₀		X ₁₀	X	X ₁₀								
4	X ₁₀	X ₁₀	X ₁₀	X	X ₁₀								
5	X ₁₀	X _{10,1}	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀				
6	X ₁₀	X _{10,1}	X ₁₀	X	X ₁₀	X ₁₀	X	X ₁₀	X ₁₀	X ₁₀			
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29	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
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31	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
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33	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
34	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
35	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
36	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
37	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
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39	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
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42	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
43	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
44	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
45	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
46	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
47	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
48	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
49	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			
50	X ₁₀	X _{10,1}	X ₁₀	X	X _{10,1}	X _{10,1}	X	X ₁₀	X _{10,1}	X ₁₀			

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).

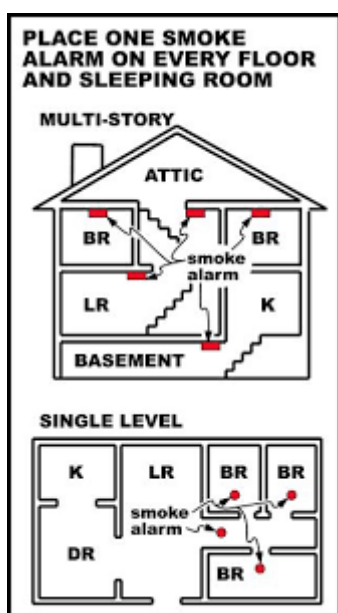
Doorbell: Doorbell Information

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.

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 Standards of Practice recommend 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 their requirements can be found here:

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

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

14.5.1 Service Equipment/Electrical Panel

 Marginal Defect**NEUTRAL(S) - SHARING TERMINAL(S)**

Grounded "neutral" conductors were sharing a terminal with another neutral and/or ground wire(s) (EGC's) on the terminal bar(s). When a neutral conductor is sharing a terminal with another neutral conductor, it can prevent a circuit from safely being isolated for repair. It can also create an overvoltage condition that may damage lighting and appliances during servicing of the panel and circuits.

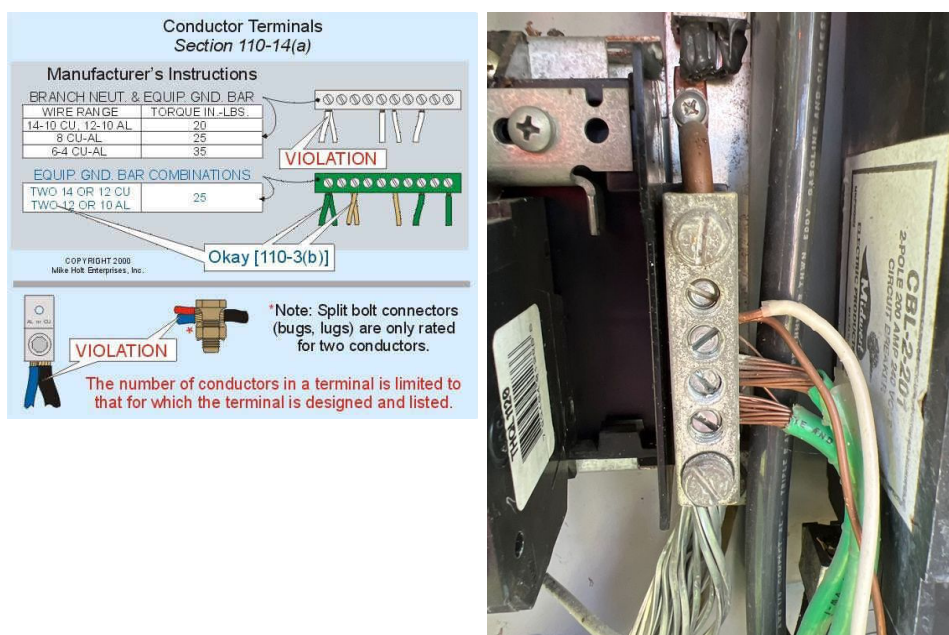
Mixed neutrals and grounds at a terminal can potentially allow current to flow on a ground wire during servicing of a circuit, which can possibly create a shock hazard on metal appliances on one circuit, or an overcurrent situation on another circuit.

All grounded neutral conductors in this panel are recommended to be isolated on a separate terminal on the terminal bar by a licensed electrician.

More info can be found here: <https://prohitn.com/home-inspection-documents/>

Recommendation

Contact a qualified electrical contractor.



14.6.1 Distribution Panel



Minor Defect, Maintenance Item, or FYI Item

PANEL - LEGEND INCOMPLETE/MISSING/INCORRECT

The legend was incomplete, missing, or incorrect for the distribution panel(s). A proper legend is required so that breakers are labeled, ensuring correct circuits are shut off in case of the need of service, etc. Properly labeling the breakers is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.6.2 Distribution Panel



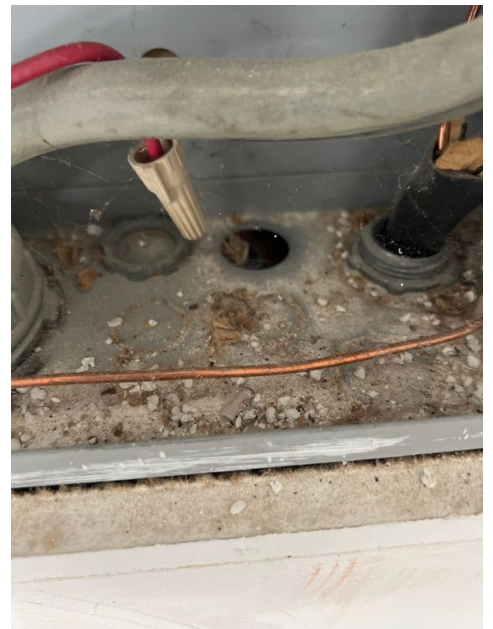
Marginal Defect

PANEL - OPEN KNOCKOUTS

Open knockout(s) were present in the distribution panel. Knockout caps should be installed by a licensed electrician or other qualified person to keep mice out of the panel box, and to avoid a potential electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



14.8.1 Branch Wiring

 Marginal Defect**WIRING - STAPLED TO BOTTOM OF JOISTS**

There was wiring present that was stapled to the bottom of floor joists. Only 6/2, 8/3 wiring or larger can be secured in this manner, and anything smaller is recommended be ran through bored holes in the joists, supported by running board(s), or be in conduit. Repairs are recommended to be performed as needed for proper protection by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.8.2 Branch Wiring

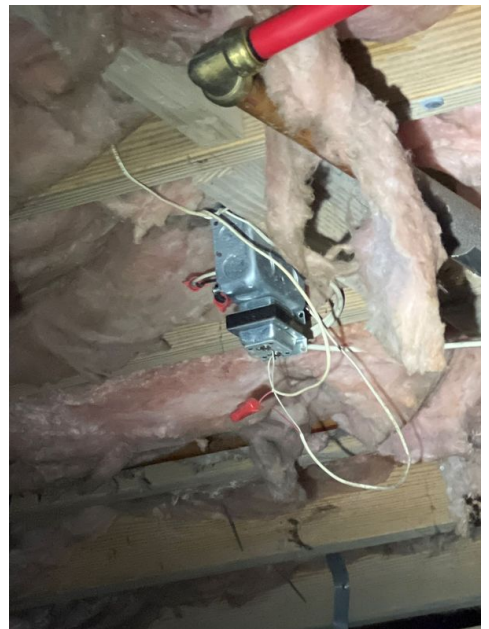
 Marginal Defect**ELECTRICAL BOX(ES) - MISSING COVER**

CRAWL SPACE

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.



14.9.1 Breakers

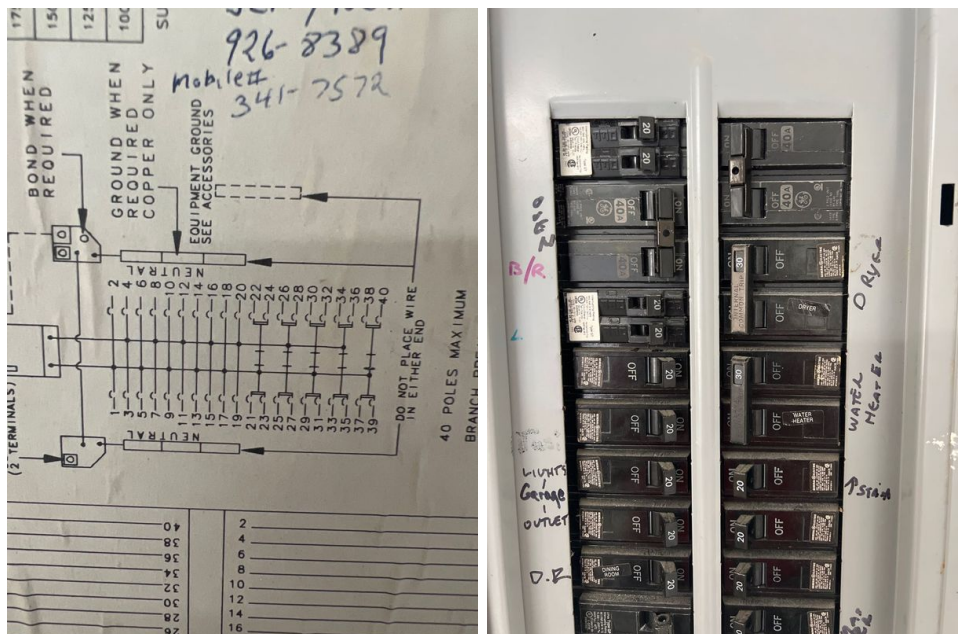
 Marginal Defect

BREAKER(S) - TANDEM IMPROPER LOCATIONS

There were tandem breaker(s) present that were installed in the wrong locations in the panel. Panel manufacturers include a schematic designating the proper location for tandem breakers indicated by two lines at a breaker location. Relocating the breakers to the proper positions or repairs made as needed is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.9.2 Breakers

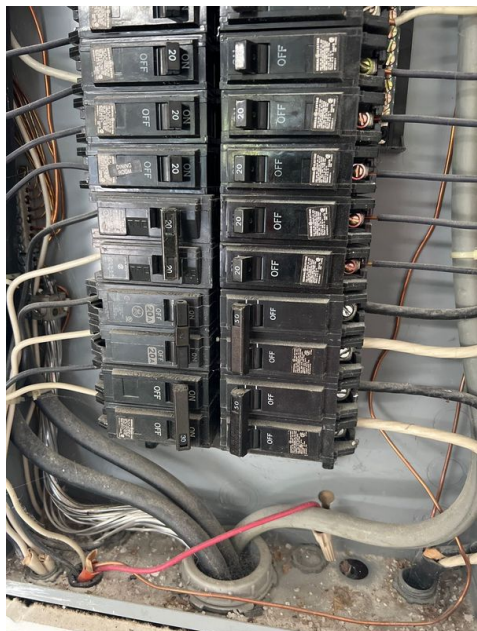
 Minor Defect, Maintenance Item, or FYI Item

WIRING - WHITE CONDUCTORS NOT RE-IDENTIFIED

There were white conductors run to breakers that were not identified as a hot (ungrounded conductor). These conductors should be marked with a piece of black tape or a sharpie identifying them as an ungrounded conductor.

Recommendation

Contact a qualified electrical contractor.



14.10.1 GFCI Protection

 Marginal Defect**GFCI - NOT PRESENT/FOUND**

KITCHEN

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.



14.10.2 GFCI Protection

 Marginal Defect**GFCI RECEPTACLE - PAINTED OVER**

GARAGE

There were GFCI receptacle(s) at the referenced area(s) that have been painted over. This can prevent the GFCI from tripping properly. Replacement of any painted receptacles is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.14.1 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

14.16.1 Switches, Lights

LIGHT FIXTURE(S) - IMPROPER FIXTURE OVER TUB/SHOWER

MASTER BATHROOM

The light over the referenced tub/shower was not designated as being approved for use in wet or damp locations. This is a potential electrocution hazard. An evaluation and subsequent replacement is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Marginal Defect



15: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic Accessibility
Hindrances/Limitations
 Walkboards Missing

Inspection Method: Inspection Method
 Walked Where Possible

Inspection Method: Amount of Attic Physically Accessible
 20-30%

Inspection Method: Amount of Attic Visually Accessible
 70-80%

Inspection Method: Areas of Attic Not Visibly Accessible or Fully Accessible
 Over Main Portion of Home

Attic Access: Access Location(s)
 Bedroom, Garage

Attic Access: Access Type(s)
 Pull Down Stair(s)

Ventilation: Ventilation Types
 Ridge Exhaust Venting, Soffit Inlet Vents, Gable Vents

Roof Structure/Framing: Roof Structure Type
 Roof Trusses

Insulation: Insulation Type
 Fiberglass

Insulation: Insulation Amount (Average)
 Less than 6"

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)
 In Attic

General Info/Limitations: Attic View(s)



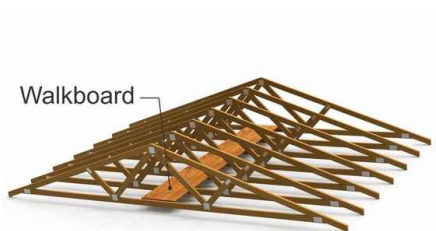
General Info/Limitations: Accessibility Limitations

LMT - Attics are navigated as best I can, and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Inspection Method: Walkboards Not Present

Main Portion of home

LMT - A walkboard was not present in the attic, which presents a safety concern when trying to navigate the attic, as it's possible to lose your balance or trip. The inspection of the attic area is limited to visual and accessible portions only, and hidden damage may exist in areas that were not visible from accessible areas. Walkboards can be installed as desired by a qualified person.



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 were observed at the time of inspection unless otherwise noted in this report.

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is one 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. 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.

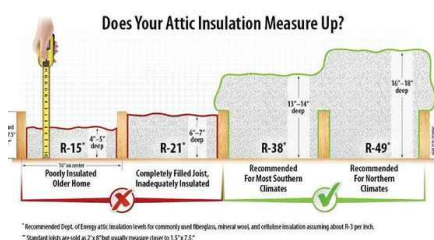
For more information, please see: <https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs>

Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft ³ (kg/m ³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft ² (kg/m ²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Information

The portion of the chimney in the attic was inspected at visible portions looking for any signs of moisture infiltration where it protrudes through the roof, as well as looking for any other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Recommendations

15.3.1 Attic Access



Minor Defect, Maintenance Item, or FYI Item

PULL DOWN STAIRS - NOT INSULATED

UPSTAIRS BEDROOM

The attic opening over the pull down stairs was not insulated. This can affect the energy efficiency and "comfort" level of the home. I recommend adding an insulated cover over the access. Here's a link that discusses this further:

<https://www.greenbuildingadvisor.com/article/how-to-insulate-and-air-seal-pull-down-attic-stairs>

Recommendation

Contact a qualified professional.



15.3.2 Attic Access

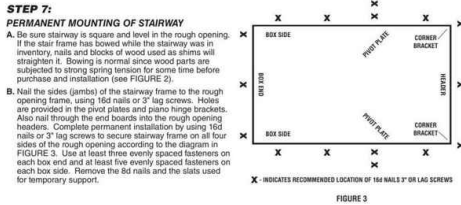
 Marginal Defect

PULL DOWN STAIRS - IMPROPER FASTENERS

The pull down stairs were secured to the framing with improper fasteners. Pull down stair manufacturers highly recommend using 16d nails, as screws do not have the sheer strength to support the ladder and weight of a person. Proper securement of the stairs is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



15.4.1 Ventilation

 Significant Defect

VENTILATION - INADEQUATE

MAIN PORTION OF HOME

The attic ventilation appeared to be inadequate. Typically one square foot of ventilation is needed for every 150sq ft of attic "floor" area. Measuring attic space and ventilation openings is beyond the scope of a home inspection and was not conducted. I recommend having the attic ventilation evaluated by a contractor familiar with ventilation methods. Here's a good calculator to determine needed ventilation:

<https://www.owenscorning.com/roofing/components/vent-calculator>

Recommendation

Contact a qualified insulation contractor.

15.4.2 Ventilation

RIDGE VENT - NOT CUT IN (VENTED RIDGE COVER PRESENT)

MAIN PORTION OF HOME

Although a ridge vent was present on top of the roof surface, a true ridge vent was not "cut in" or fully cut in, in the attic. Ridge venting assists with the overall ventilation allowing hot air to be expelled. An evaluation is recommended to be performed by a qualified contractor, with repairs made as needed to achieve proper ventilation.

Recommendation

Contact a qualified roofing professional.

 Marginal Defect



15.5.1 Roof Structure/Framing

GABLE WALL(S) - OSB NOT PRESENT OVER WALL FRAMING

Wall sheathing (OSB) was not present over the framed walls on the gable ends of the home. If a concern, this could be installed by removing the vinyl siding and foamboard by a qualified person.

 Marginal Defect



15.6.1 Insulation

Marginal Defect

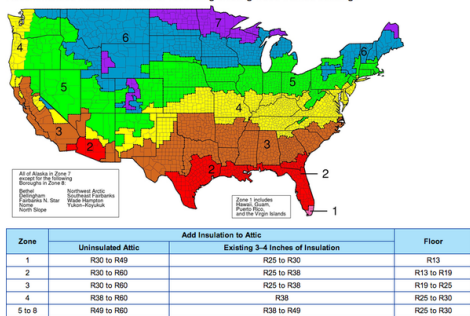
INSULATION - INADEQUATE (6" OR LESS)

Six inches or less of insulation was present in areas of the attic. This affects the energy efficiency and comfort level of the home. Current energy star guidelines call for approximately 14 inches (R-38 rating). The installation of additional insulation is recommended to be conducted by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.

Recommended insulation levels for retrofitting existing wood-framed buildings



15.7.1 Exhaust Fan(s)

Marginal Defect

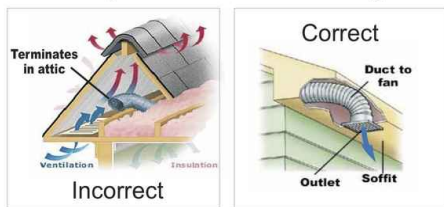
EXHAUST FAN(S) - TERMINATING IN ATTIC

There were exhaust fan(s) present that were terminating in the attic. Exhaust fans should be vented to the exterior of the home to limit condensation and moisture in the attic. Repairs to properly terminate the exhaust fan(s) is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.

Proper Bathroom Fan Venting



16: FOUNDATION AREA

Information

Foundation General Information:	Foundation General Information:	Crawl Space Access:
Foundation Type	Floor Structure Visual Obstructions	Access Location
Crawl Space	Insulation, HVAC Ductwork	Right Side of Home
Crawl Space Inspection Method:	Crawl Space Inspection Method:	Crawl Space Inspection Method:
Inspection Method	Amount of Crawl Space Physically Accessible	Amount of Crawl Space Visibly Accessible
Crawled Where Possible	30-40%	60-70%
Crawl Space Inspection Method:	Foundation Walls:	Foundation Walls:
Crawl Space Obstructions/Safety Concerns	Foundation Wall Material	Amount of Foundation Walls Visible
Evidence of Fungal Growth	CMU Block	Approximately 70-80%
Framing/Floor Structure:	Framing/Floor Structure:	Floor Structure Support:
Floor Structure Materials	Amount of Floor Structure Visible	Floor Structure Support Type
Wood Floor Joists	Approximately 40-50%	Steel Columns, CMU Block Piers
Subfloor:	Ground Cover/Vapor Barrier :	Insulation:
Subfloor Material	Vapor Barrier Condition	Insulation Present at Unfinished Areas
Not Visible	Present	Yes

Foundation General Information: 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.

Foundation General Information: Insulation Between Joists/Trusses

LMT - Insulation was present between the floor joists/trusses. This insulation obscured the 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.

Crawl Space Info: Crawl Space View(s)



Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Crawl Space Inspection Method: Crawl Space Inspection Information

LMT - Crawl spaces are navigated as best I can, and all related components are inspected visually from an area that does not put the inspector at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, perceived safety hazards, etc. The amount of the crawl space that was able to be safely physically and visually inspected will be listed as an approximate percentage above. The inspection of the crawl space is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no crawl space can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Crawl Space Inspection Method: Crawled Where Possible - Safety Concerns

LMT - I do, and have entered thousands of crawl spaces. But there are several safety/health hazards involved when doing so in some homes. The State of TN states that the Inspector is not required to enter any area that may affect the health or safety of the Home Inspector. If any of these following conditions are observed or presumed, the crawl space will be inspected where possible. Including, but not limited to:

- Hantavirus - A respiratory illness contracted from rodent feces, urine, or saliva that becomes airborne once the soil is stirred up. More info can be found at this link: <https://www.cdc.gov/hantavirus/hps/transmission.html>

- Current or Aged Waste Pipe Leaks - Create the possibility of both wet sewage pathogens and even airborne or dust-borne dry pathogens.
- Standing Water or Wet/Damp Soil - If the crawl space has areas of puddles or standing water or even if the soil surface is simply wet, there is a risk of electrical shock (if wiring or electrical devices are present).
- Evidence of Possible Asbestos - Which if friable, can cause respiratory disease and be transferred from clothing to other surfaces/materials.
- Debris in the Crawl Space - Which can harbor rodents, snakes, and other hazards.
- Evidence of Fungal Growth - Which can also cause respiratory illness.

A great article covering these and more hazards can be found here:

https://inspectapedia.com/structure/Crawl_Space_Safety.php

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.

Framing/Floor Structure: Floor Structure Information

Visible and accessible portions of the 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.

Ground Cover/Vapor Barrier : Vapor Barrier Information

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

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.

Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

16.5.1 Foundation Walls

FOUNDATION WALL(S) - UNSEALED WALL PROTRUSIONS Marginal Defect

There were protrusions and/or holes made through the foundation walls that were not sealed. This can allow for insect and/or moisture infiltration into the area. Sealing these protrusions or holes as needed is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



16.7.1 Floor Structure Support

UNCONVENTIONAL SUPPLEMENTAL SUPPORT ADDED Marginal Defect

Unconventional supplemental support has been added at some point after initial construction to support the joists or floor structure. An evaluation of this unconventional support with repairs made as necessary for proper support is recommended to be performed by a contractor familiar with floor structures and support.

Recommendation

Contact a qualified professional.



16.11.1 Ventilation

VENTILATION - INADEQUATE Marginal Defect

The crawlspace appeared to be inadequately ventilated. Current standards call for one sq. ft of ventilation for every 150 sq. ft of crawlspace area, which can be reduced to one sq. ft for every 1500 sq. ft with a proper continuous vapor barrier installed. Ventilation openings should also be located within three feet of each corner. Repairs are recommended to be conducted as needed to achieve proper ventilation by a contractor familiar with ventilation methods.

Recommendation

Contact a qualified professional.

17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

Interior Areas - WMC: Moisture Stains Present on Ceilings Not at Visible Portions	Plumbing Leaks - WMC: Plumbing Leaks Present? Yes	Roof Structure - WMC: Indications of Condensation Present? Not at Visible Portions
Roof Structure - WMC: Indications of Leak(s) Present? Not at Visible Portions	Foundation - WMC: Indications of Moisture at Visible Portions Moisture Stains on Walls, Fungal Growth Present, Evidence of Condensation, Elevated Moisture - Floor Structure	Foundation - WMC: Indications of Condensation at Visible Portions Yes, Fungal Growth Present

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for "**Water, Moisture, and Condensation.**"

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Moisture Stains Information

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

Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking. No leaking or indications of leaking were present at the time of inspection if not otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: 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, 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 - WMC: Crawl Space Moisture/Humidity Information

FYI - Ventilated crawl spaces are a standard method of construction that has been used since the 1800s. This method of construction relies on airflow through the crawl space interchanging through the vents in the perimeter walls.

Due to our average annual rainfall and high humidity, these ventilated crawl spaces often allow for excessive humidity and condensation issues in the area, allowing for the formation of fungal growth and eventually leading to structural concerns. It is advantageous to make corrections to address any condensation and/or moisture concerns if they are present.

Enclosed crawl spaces (encapsulation) utilizing a dehumidifier have proven to be a more effective and reliable humidity and moisture control method. Converting ventilated crawl spaces to an enclosed and dehumidified environment is preferred and should generally be considered an **upgrade**. If there are visible indications of condensation and/or moisture issues present, encapsulation would then be considered a **solution** or **repair**.

I will inspect for signs of condensation and humidity issues during the inspection, and if there are indications of a concern, they will be listed in this report.

You can learn more about the benefits of crawl space encapsulation at this link:

<https://www.buildingscience.com/documents/information-sheets/crawlspace-insulation>

Recommendations

17.4.1 Plumbing Leaks - WMC

SHOWERHEAD - DRIP LEAK WHILE OFF

MASTER BATHROOM

A drip leak was present from the showerhead while the water valve was in the "off" position. Repairs are recommended to be performed as needed by a licensed plumber to rectify the leak.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect, Maintenance Item, or FYI Item

17.6.1 Foundation - WMC

**FUNGAL GROWTH - CRAWL SPACE (INDICATION OF CONDENSATION)**

Fungal growth was present on portions of the floor structure and/or building materials in the crawl space. This is typically indicative of high humidity allowing condensation to form on the framing members. This can be caused by moisture coming from bare soil in the crawl space, improper or inadequate ventilation, moisture intrusion from the exterior, and/or a combination of these items.

1. An evaluation of the floor structure to determine the growth's effect 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.



17.6.2 Foundation - WMC



CONDENSATION - CONDITIONS CONDUCTIVE

Conditions in the crawl space (humidity, temperature, and dew point) were conducive for the formation of condensation. A full evaluation of the area is recommended to be performed by a qualified professional familiar with building sciences to determine the source of the high humidity, with repairs made as needed for the proper performance of the crawl space environment.

Recommendation

Contact a qualified professional.



17.6.3 Foundation - WMC

 Significant Defect

INDICATIONS OF PAST/PRESENT MOISTURE

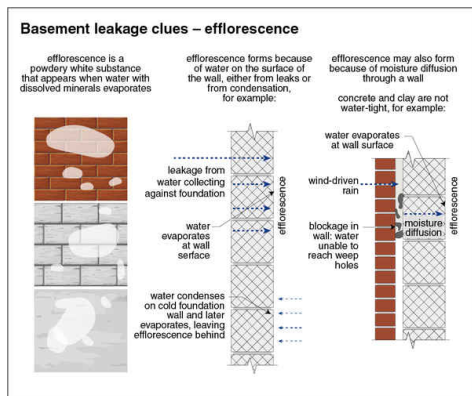
There was evidence of past and/or present moisture infiltration into areas below grade (referenced at the top of the Foundation section of the report). This moisture can come from grading deficiencies, improper downspout terminations and/or damage to drain tubes, a high water table, and/or other deficiencies. 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 and/or related deficiencies were observed or labeled in **Orange** (moderate concern) when indications of past moisture infiltration were 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.



17.6.4 Foundation - WMC

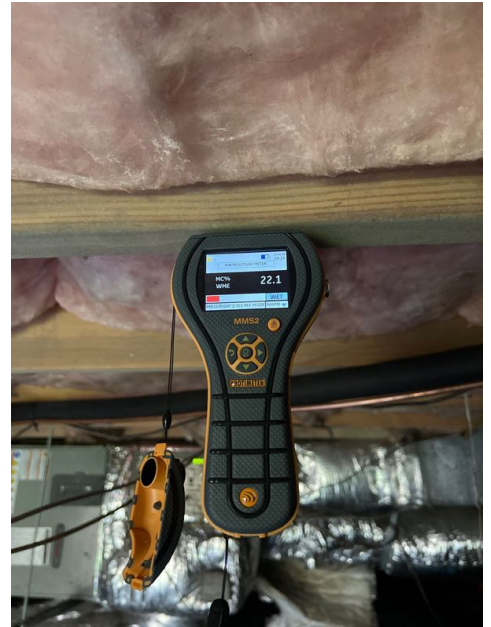
 Significant Defect

ELEVATED MOISTURE CONTENT - FLOOR STRUCTURE

There were wood floor framing component(s) present with elevated moisture content. Repairs to the source of the moisture along with repairs to any damage present is recommended to be conducted by a qualified contractor.

Recommendation

Contact a qualified professional.



18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

Exterior Walls - CSM: Exterior Wall Crack(s) Present?

Covered in Foundation Section of Report

Interior Areas - CSM: Interior Indications of CSM's Present

Cracking on Drywall

Foundation Walls - CSM: Foundation Wall Crack(s) Present?

Yes

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for "**Cracking, Settlement, and Movement**".

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Interior Areas - CSM: Indications of CSM Limitations

LMT - Interior indications of movement and/or settlement are limited to their visible condition as existing at the time of inspection only. I can not render a professional opinion as to any CSM's severity, cause, current activity, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to the home's history.

Indications of settlement will be reported as either being minor, moderate, or significant as it visually appeared at the time of inspection.

Although indications of CSM's may be listed as being minor or moderate in nature, this observation only applies to the visible appearance at the time of inspection. Furthermore minor or moderate indications of CSM's may have been in the same condition for years with no activity or may be still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any indications of movement or settlement. **Only a structural engineer can offer an opinion on the cause and true severity of CSM's and they should be consulted to acquire more information.**

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; 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 I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted 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 (stabilization), you are advised to obtain quotes from a foundation contractor before 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 size of the crack.

Foundation Walls - CSM: CSM - Tolerances

LMT - Some degree of foundation wall cracking, settlement, or movement was found at this property.

Foundation wall CSM's are reported on by their presence and visual condition as existing at the time of inspection only. CSM's on foundation walls will be reported as either being minor, borderline, or outside of normal tolerances as they appeared at the time of inspection.

- **"Minor"** CSM's contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- **"Borderline"** CSM's contained a crack width greater than 1/8", some degree of lateral displacement, and/or contained tapering crack widths.
- **"Outside of Normal Tolerances"** CSM's contained a crack width of 1/4" or greater, contained visible lateral displacement, and/or contained other characteristics that typically warrant repairs/stabilization.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Recommendations

18.2.1 Exterior
Hardscapes & Flatwork -
CSM



Minor Defect, Maintenance Item, or FYI Item

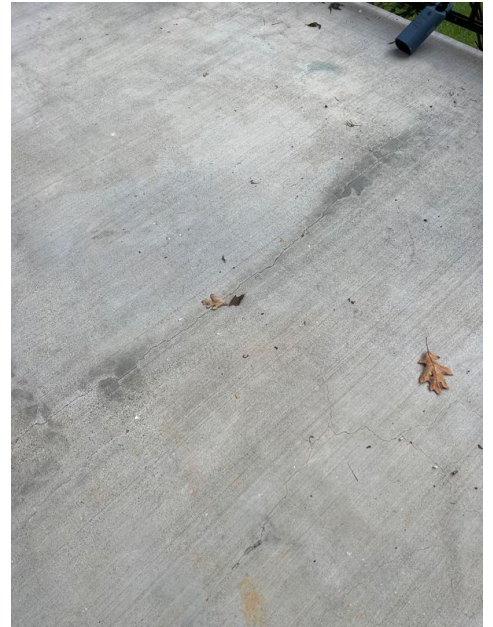
CRACKING - MINOR

FRONT PORCH

Minor cracking was present on the referenced concrete surface(s). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum, to prevent further damage from freezing water during winter months.

Recommendation

Contact a qualified professional.



18.4.1 Interior Areas - CSM



Marginal Defect

MOVEMENT/SETTLEMENT - MODERATE

RANDOM AREA(S)

There were indications of settlement or movement throughout the referenced area(s) of the home which may include; sloping floors, cracks on interior walls and/or ceilings, visible drywall joints, visible drywall tape, and/or door openings that were out of square. I can only report on the visible conditions of these items as they existed at the time of inspection, as I do not know how long they have been in this condition, or if any further movement could occur. Only a structural engineer can determine the exact cause and severity of settlement or movement, and they should be consulted as desired. ****Please read the Indications of Movement/Settlement Limitations at the top of this section of the report.**

Recommendation

Contact a qualified professional.

18.5.1 Foundation Walls - CSM



Marginal Defect

CRACKING - BORDERLINE

MULTIPLE RANDOM AREA(S)

Cracking was present on the referenced foundation wall(s) that was considered to be "borderline" between a minor crack and a crack that would be considered outside of normal tolerances. Due to the "borderline" nature of the crack(s) an evaluation is recommended to be performed by a foundation contractor or structural engineer with repairs made as needed, if needed, to stabilize the wall(s) and prevent further movement.

Recommendation

Contact a qualified professional.



18.5.2 Foundation Walls - CSM

CRACKING - OUTSIDE OF NORMAL TOLERANCES

REAR ADDITION

Cracking that was considered outside of normal tolerances was present on the referenced foundation wall(s). These crack(s) may have contained lateral displacement, excessive gapping, and/or other related signs of movement. An evaluation of the wall(s) is recommended to be conducted by a foundation contractor with repairs made as needed to stabilize the wall(s) and prevent further movement.

Recommendation

Contact a foundation contractor.



Significant Defect



18.5.3 Foundation Walls - CSM

CRACKING - PATCHED/COVERED

REAR OF STRUCTURE

Patched, sealed, or painted crack(s) were present at the referenced area(s). I recommend consulting with the seller(s) about the history of this area, and having the area evaluated by a foundation contractor to see if any repairs are warranted.

Recommendation

Contact a qualified professional.



Marginal Defect



18.5.4 Foundation Walls - CSM

 Minor Defect, Maintenance Item, or FYI Item**PRIOR REPAIRS/STABILIZATION**

FRONT OF STRUCTURE , LEFT SIDE OF STRUCTURE

Prior repairs or stabilization of the referenced foundation wall(s) have been performed at some point in the past. I recommend consulting with the seller(s) as to why this was done and obtaining applicable invoices, permits, and/or warranty information.

Recommendation

Contact the seller for more info



18.6.1 Slabs (Garage & Basement) - CSM

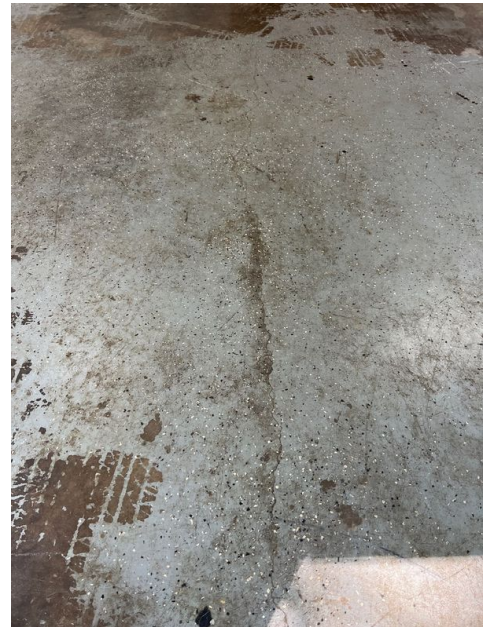
 Minor Defect, Maintenance Item, or FYI Item**CRACKING - MINOR**

GARAGE

Minor cracking was present on the referenced concrete slab (<1/8 inch wide). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum to prevent water seepage from hydrostatic pressure.

Recommendation

Contact a qualified professional.



19: THERMAL IMAGING

Information

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Info - Limited Scan

LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. **A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.**

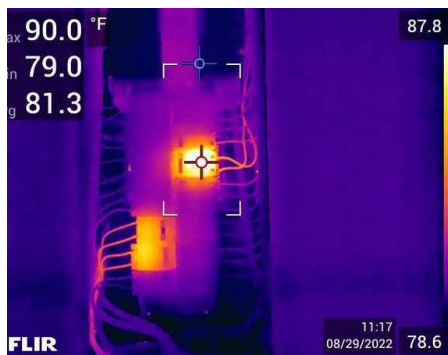
Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

Interior Surfaces: Below Bathroom(s) IR Information

The ceilings under the upstairs bathroom were scanned with an IR camera after running water through the fixtures, looking for indications of leaks. No thermal anomalies were present in these areas that may have been related to a leak from applicable plumbing.

Electrical Components: Infrared Information - Electrical Panel(s)

LMT - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed under the current loading conditions at the time of inspection unless otherwise noted in this report. The possibility exists that anomalies could become apparent under a heavier load (lived-in conditions).



Recommendations

19.2.1 Electrical Components

CONNECTION - ELEVATED TEMPERATURE

SFTY - There were conductor to lug connection(s) present that contained an elevated temperature. While this is often the result of an under-torqued lug other deficiencies can not be ruled out. This is always an immediate concern that should be addressed by a licensed electrician ASAP due to its inherent fire risk. **(The temperatures displayed in this image are not important as more amperage can allow for much greater temps).**

Recommendation

Contact a qualified electrical contractor.

 Significant Defect



20: ENVIRONMENTAL INFORMATION

Information

Odors Present: Odor(s) Present in the Home **Radon: Radon Level** **Radon: Radon Testing Location**
Musty Smell Results in 2 Business Days Kitchen Area

Fungal Growth: Fungal Growth Present

Yes, Covered in "WMC" Section

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 with respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Radon: Radon Testing In Progress

A radon monitor was set up at the time of inspection, and an email will be sent within two business days with the test results.



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 were 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

20.1.1 Odors Present

 Marginal Defect

AIR QUALITY TESTING RECOMMENDED

MAIN LEVEL

A musty smell was present in the home's referenced area(s) 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

21: FINAL CHECKLIST

Information

Oven/Cooktop Turned Off

Yes

All GFCI Receptacles Reset?

Yes

Thermostat Initial Setting

Cool, 79

Thermostat Setting After Testing

Cool, 79

All Lights Turned Off?

Yes

All Exterior Doors Locked?

Yes

Photo of Supra/Lockbox When Leaving



Photo of Oven/Cooktop in Off Position



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.



Photo Of Thermostat After Testing



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, or 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; the 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, 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, and 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 and Items

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; the 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, or inspect the plumbing for proper sizing, design, or use of proper materials.

Garage

In accordance with the State of Tennessee Standards of Practice **the inspector will examine:** the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature) and the doors ability to auto-reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect:** Remote-controlled garage door opener transmitters.

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. The efficiency of the units and load testing is 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 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 the 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 overcurrent device, main and distribution panels; Amperage, and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent 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 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, report on the adequacy of current ventilation, or 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.

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 the 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 foundation 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 Information

Items reported 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

The final checklist showing the home was left as it was found and was locked when complete.