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RESIDENTIAL INSPECTION REPORT

1234 Main St.
Knoxville TN 37918

Buyer Name
10/23/2018 9:00AM

Inspector
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RATINGS AND CATEGORIES

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. You are advised not to rely solely on the category a comment has been placed. Any recommendations by the inspector to repair or replace, regardless of category, suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Recommendation (RE) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

MAINTENANCE OR INFORMATION

Informational comments, maintenance items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time. Included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection.

DEFICIENCY

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation or may be more complicated to remedy.

SIGNIFICANT DEFICIENCY

A specific issue with a system or component that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns may be imminent, difficult, or expensive to remedy.

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1: INSPECTION & SITE INFORMATION

Information

Inspection Start Time
9:30 AM

Inspection End Time
12:30 PM

Type of Building
Detached, Single Family

Home Faces
West

Weather Conditions
Cloudy, Recent Rain, Wet Ground

Approximate Outside Temperature
75-80

Occupancy
Vacant

In Attendance
None

Utilities
All utilities were on

Please Read

UNDERSTANDING DIRECTIONAL COMMENTS: For the sake of this inspection the front of the home is regarded as the exterior wall that faces the road that corresponds with the home address. References to the "left" or "right" of the home are determined by facing the front of the home.

PHOTOS IN YOUR REPORT: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

FOLLOW UP CONSULTATIONS AND REPAIRS: You are advised to seek at least two professional opinions and acquire estimates of repairs as to any defects, comments, improvements, or recommendations mentioned in this report. It is recommended that the professional performing the repairs inspect the property further, in order to discover and repair related problems that were not visible or identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property.

NOTICE TO THIRD PARTIES: This report is the joint property of Pinpoint Home Inspections and the Client(s)/Customer(s) listed within. Unauthorized transfer to third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised not to rely upon the contents of this report, but instead to retain the services of a licensed home inspector of their choice to provide them with an updated report.

Limitation: Unoccupied - Long-term

Deficiencies that may be apparent when homes are used in a normal manner may not be apparent in homes that have not been used recently. The opposite is also true. Deficiencies may exist as a result of non-use that will disappear once the home has begun to be used in a normal manner. You should take this information into consideration when reading this report.

2: EXTERIORS

		IN	NI	NP	RE
2.1	Grading, Vegetation, & Retaining Walls				X
2.2	Driveway				X
2.3	Sidewalks & Patios				X
2.4	Wood Decks or Porches	X			
2.5	Deck, Patio, Porch Covers				X
2.6	Stairs				X
2.7	Handrails & Guardrails	X			
2.8	Exterior Walls & Trim				X
2.9	Out buildings		X		

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Exterior Accessories
Front Porch

Exterior Inspection Method
From the ground

General Lot Sloping
Toward the Building

Driveway Material
Concrete, Asphalt

Walkway Material
Concrete

Porch Material
Brick

Eave/Soffit Material
Aluminum, Vinyl

Siding Material
Vinyl

Exterior Photos




Limitations

General

EXCLUSIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Out buildings

ADDITIONAL STRUCTURES PRESENT

REAR LOT

Present on the property were structures in addition to the home that were not included as part of the General Home Inspection and were not inspected. We disclaim any responsibility for evaluating their condition.

Recommendations

2.1.1 Grading, Vegetation, & Retaining Walls

Deficiencies

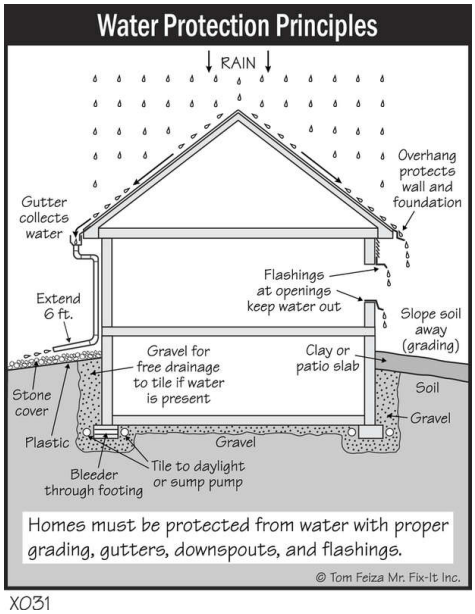
NEGATIVE GRADE; SOIL, CORRECT

REAR AND LEFT EXTERIOR

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Recommendation

Contact a qualified professional.



XO31

Water protection

2.2.1 Driveway

Deficiencies

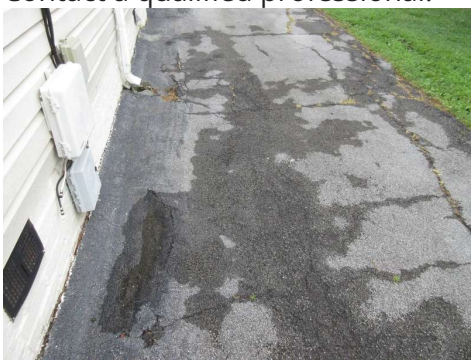
DRIVEWAYS - NEED REPAIR

RIGHT SIDE, EXTERIOR

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary. Trip hazards were present.

Recommendation

Contact a qualified professional.



2.3.1 Sidewalks & Patios

Deficiencies

SIDEWALK; NEEDS REPAIR

FRONT, EXTERIOR

Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.

2.5.1 Deck, Patio, Porch Covers

Significant Deficiencies

UNSTABLE OR SAGGING; EVALUATE OR REPAIR

FRONT PORCH

The porch roof appeared unstable due to substandard bracing, lack of diagonal bracing, or lack of attachment to the main building. This is a safety hazard since severe movement may cause the cover to collapse. A qualified contractor should repair as necessary.

Recommendation

Contact a qualified professional.


2.6.1 Stairs

Deficiencies

DOOR SWINGS OUT

FRONT PORCH

A door swung outward over one or more sets of stairs, and either no landing was installed, or the landing didn't extend at least 20 inches beyond the outermost swing area of the door. This a safety hazard since someone standing on the stairs can fall or be pushed backwards if the door is opened. Recommend that a qualified contractor repair per standard building practices.

Recommendation

Contact a qualified professional.

2.8.1 Exterior Walls & Trim

Deficiencies

BRICK, STONE VENEER - CRACKS, DETERIORATION

LEFT AND FRONT EXTERIOR WALLS

The masonry (brick) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.

Recommendation

Contact a qualified professional.



2.8.2 Exterior Walls & Trim

Deficiencies

CLEARANCE TO GRADE; OTHER SIDING

REAR EXTERIOR WALL

Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Recommendation

Contact a qualified professional.

2.8.3 Exterior Walls & Trim

Deficiencies

HOLES, GAPS

REAR AND LEFT EXTERIOR WALLS

One or more holes or gaps were found in siding or foundation walls. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.

2.8.4 Exterior Walls & Trim

Deficiencies

VINYL SIDING, TRIM; DAMAGE OR DEFICIENCIES

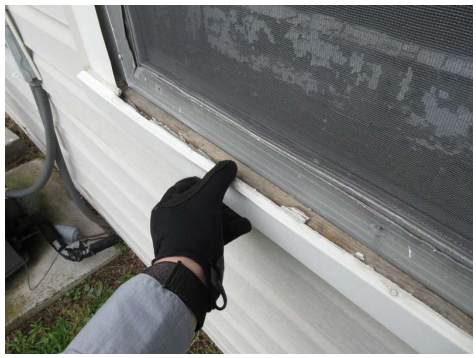
THROUGHOUT EXTERIOR WALLS

Vinyl siding, trim, soffits and fascias covering exterior walls contained several deficiencies. Multiple sections of soffit were loose or damaged. Aluminum fascia trim was loose and damaged in several areas. Vinyl siding covering exterior walls was loose, bulged, and contained damage which may allow moisture intrusion. Recommend a qualified contractor evaluate the home's wall cladding and trim and provide options and costs for repair.

Recommendation

Contact a qualified professional.








3: ROOF

		IN	NI	NP	RE
3.1	Coverings				X
3.2	Flashings				X
3.3	Gutters, Downspouts, & Extensions				X

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Roof Type/Style
Gable

Roof Covering Material
Composition Shingles, Asphalt

Inspection Method
Roof

Layers
One

Pipe Stack Flashing Material
Galvanized Metal

Chimney Chase
None

Gutter Type
Eave Mounted

Gutter Material
Aluminum

Roof Photos



Limitations

General

EXCLUSIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Recommendations

3.1.1 Coverings

Deficiencies

COMPOSITION - EXPOSED NAIL HEADS

RIDGE

Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation

Contact a qualified professional.

3.2.1 Flashings

Deficiencies

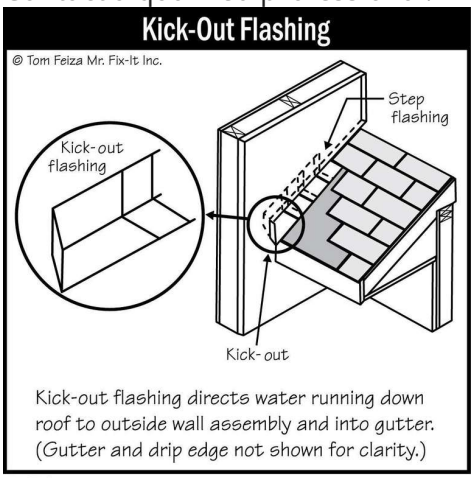
ROOF FLASHING

VARIOUS

Kick-out flashing was missing where walls extended past the roof edge. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



RO16

One example of several

3.3.1 Gutters, Downspouts, & Extensions

Maintenance or Informational

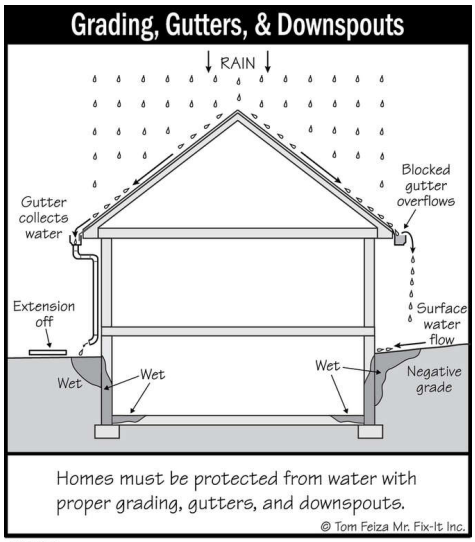
DOWNSPOUTS; DISCHARGE TOO CLOSE

THROUGHOUT EXTERIOR

Downspouts discharged roof runoff too close to the home's foundation. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure a minimum of 6 feet.

Recommendation

Contact a qualified professional.



X035
Downspouts

3.3.2 Gutters, Downspouts, & Extensions

Deficiencies

DRAINAGE SYSTEM

FRONT, RIGHT, AND LEFT EXTERIOR

Gutters and downspouts were loose and damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.

4: ELECTRICAL & FIRE SAFETY

		IN	NI	NP	RE
4.1	Service	X			
4.2	Panels				X
4.3	Wiring				X
4.4	Receptacles				X
4.5	Switches				X
4.6	Lighting	X			
4.7	Doorbell				X
4.8	Smoke and CO alarms				X

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Type
Overhead

Amperage
200

Voltage
120-240

Service entrance conductor material
Stranded Aluminum

Service disconnect rating
200

Service Panel Location
Exterior Wall

Service Panel Type
Circuit Breaker

Panel Manufacturer
Midwest

Panel Capacity
200 AMP

Sub Panel Location(s)
Basement

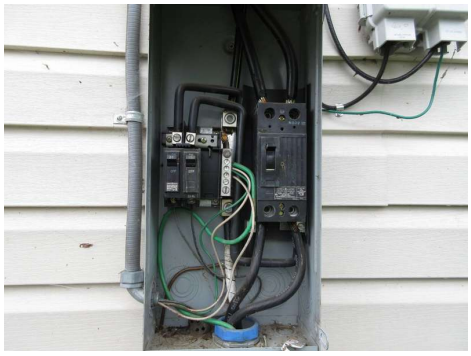
System ground
Ground rod(s) in soil

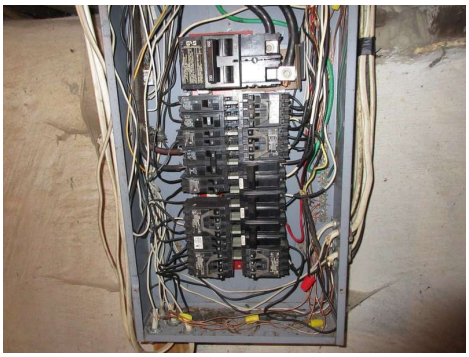
Branch Wire Type
Copper, Aluminum to Large Appliances

Wiring Method
Romex, Surface Mounted Distribution

Outlet Types
3 Prong Grounded, 2 Prong Ungrounded, 3 Prong Ungrounded

Panels: Panel Equipment Photos



Limitations

General

EXCLUSIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Recommendations

4.2.1 Panels

Deficiencies

LEGEND MISSING, SUBSTANDARD

MAIN SERVICE (EXTERIOR) AND SUB-PANEL (BASEMENT)

The legend/directory for circuit breakers was incomplete. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.

4.2.2 Panels

Deficiencies

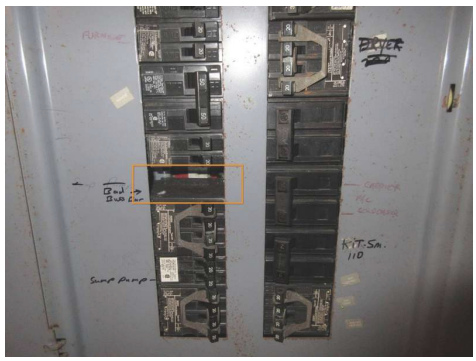
MISSING KNOCKOUT

BASEMENT

One or more knockouts were missing from the sub-panel Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

Recommendation

Contact a qualified electrical contractor.



4.2.3 Panels

Deficiencies

PANEL; DAMAGE

BASEMENT

The sub-panel contained damage to the bus bar and minor surface rust was present. Recommend consultation with a qualified electrical contractor to determine if repair or replacement is necessary.

Recommendation

Contact a qualified electrical contractor.

4.3.1 Wiring

Deficiencies

EXPOSED

BASEMENT STAIRWAY

Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings.

One example

Recommendation

Contact a qualified electrical contractor.

4.3.2 Wiring

Deficiencies

EXTENSION CORD

KITCHEN

Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

Recommendation

Contact a qualified electrical contractor.

4.3.3 Wiring

Significant Deficiencies

EXPOSED SPLICES OR ENERGIZED WIRING

KITCHEN CABINET

Energized wiring was exposed to touch. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by removal or proper termination of wiring.

Recommendation

Contact a qualified electrical contractor.

4.3.4 Wiring

Deficiencies

WIRING

REAR EXTERIOR

Substandard wiring was found at the building exterior. For example, exposed wiring and wiring not suitable for its use. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Recommendation

Contact a qualified electrical contractor.

4.4.1 Receptacles

Deficiencies

EXTERIOR; COVERS BROKEN

LEFT AND RIGHT EXTERIOR WALLS

One or more exterior receptacle covers were broken, worn, or damaged. This condition may allow moisture intrusion. Recommend that a qualified person replace covers where necessary.

Recommendation

Contact a qualified electrical contractor.

4.4.2 Receptacles

Deficiencies

GFCI; MISSING

EXTERIOR, BATHROOM, AND KITCHEN

Receptacles had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

GFCI

Recommendation

Contact a qualified electrical contractor.

4.4.3 Receptacles

Deficiencies

HOT-NEUTRAL REVERSE

DINING ROOM

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary. For more information, visit:
RPR

Recommendation

Contact a qualified electrical contractor.


4.4.4 Receptacles

Deficiencies

OPEN GROUND - REWIRE OR REPLACE WITH 2-SLOT

THROUGHOUT

One or more modern, 3-slot electric receptacles were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.


Examples

4.4.5 Receptacles

Deficiencies

PAINT IN SLOTS

VARIOUS

One or more receptacles have been painted, and slots were clogged with paint. Recommend that a qualified electrician replace such receptacles as necessary.

Recommendation
Contact a qualified electrical contractor.

4.4.6 Receptacles

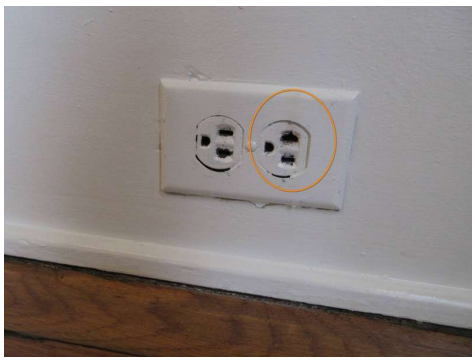
Deficiencies

SCORCHED

FRONT BEDROOM; ADJACENT TO LIVING ROOM

One or more receptacles were scorched. The wiring for these receptacles may be damaged due to overheating. Recommend that a qualified electrician replace such receptacles, evaluate related wiring and repair if necessary.

Recommendation
Contact a qualified electrical contractor.

4.4.7 Receptacles

Deficiencies

FLOOR RECEPTACLES; IMPROPER COVERS

DINING ROOM AND LIVING ROOM

One or more floor receptacles lacked proper covers. Floor receptacles require specific covers to prevent foot traffic damage and to prevent debris entry in to the receptacle. Recommend a qualified electrical contractor install the necessary covers as needed.

Recommendation
Contact a qualified professional.


One example

4.5.1 Switches

Maintenance or Informational

SWITCHES; UNKNOWN PURPOSE

HALLWAY

Switches were present for which the inspector could not determine a purpose. Recommend consulting with the sellers or a qualified electrical contractor for determination.

Recommendation
Contact a qualified electrical contractor.

4.7.1 Doorbell

Deficiencies

DOORBELL; INOPERABLE

The doorbell was inoperable at the time of the inspection. Recommend repair or replacement as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.

4.8.1 Smoke and CO alarms

Deficiencies

OVER 10 YEARS OLD

THROUGHOUT

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According toNational Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:
SMKALRMLS

Recommendation

Recommended DIY Project

4.8.2 Smoke and CO alarms

Deficiencies

NONE - CO ALARMS

THROUGHOUT

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:
COALRM

Recommendation

Contact a qualified professional.

5: HEATING & COOLING

		IN	NI	NP	RE
5.1	Heating Equipment				X
5.2	Flue or Vent				X
5.3	Air-Conditioning or Heat Pump				X
5.4	Ducts, Registers, & Filters	X			
5.5	Electric Heat (not forced air)				X
5.6	Normal Operating Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Heating Equipment: Equipment Location
Basement

Heating Equipment: Manufacturer
Goodman

Heating Equipment: Equipment Serial Number
1005046569

Heating Equipment: Type
Forced Air

Heating Equipment: Efficiency
Mid-Efficiency

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Date Of Manufacture
2010

Heating Equipment: Produced Heat
Yes

Air-Conditioning or Heat Pump: Equipment Location
Building exterior, Basement

Air-Conditioning or Heat Pump: Manufacturer
Carrier, Goodman

Air-Conditioning or Heat Pump: Equipment Serial Number
0393X95477-Interior; 1303264876

Air-Conditioning or Heat Pump: Type
Split system

Air-Conditioning or Heat Pump: Cooling Capacity
2.5 ton

Air-Conditioning or Heat Pump: Energy Source
Electric

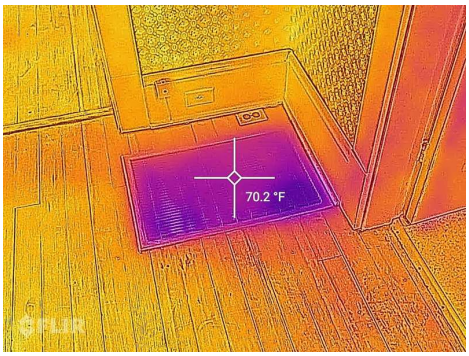
Air-Conditioning or Heat Pump: Date of Manufacture
Exterior-2013; Interior-1993

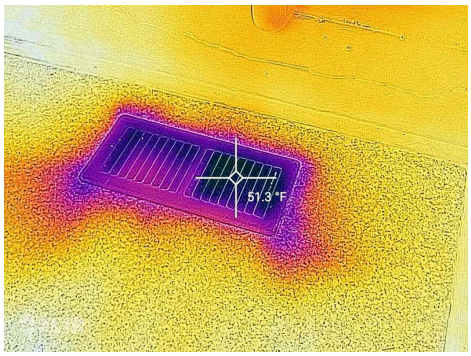
Ducts, Registers, & Filters: Distribution Type
Insulated

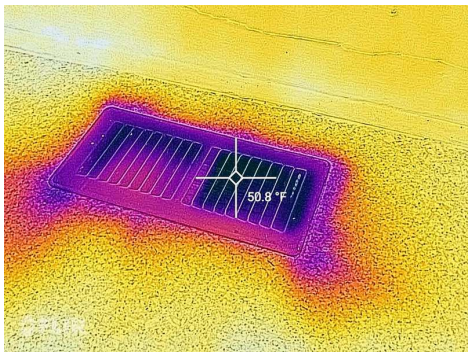
Air-Conditioning or Heat Pump: Cooling or Heat Pump Photos

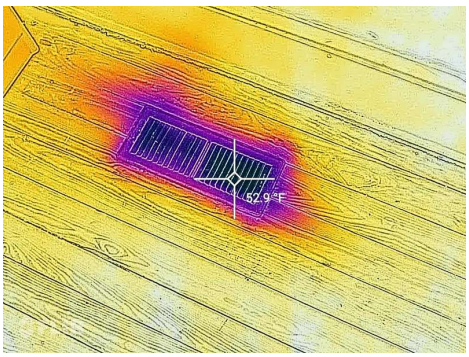
Air-Conditioning or Heat Pump: Temperature Split

Between 14-22 degree difference









Limitations

Air-Conditioning or Heat Pump

EXCLUSIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "livable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Recommendations

5.1.1 Heating Equipment

Deficiencies

BURNERS; CHAMBER DETERIORATION

BASEMENT

The burner chamber had rust, dirt, or deterioration. Recommend that a qualified heating contractor evaluate further.

Recommendation

Contact a qualified heating and cooling contractor

5.2.1 Flue or Vent

Significant Deficiencies

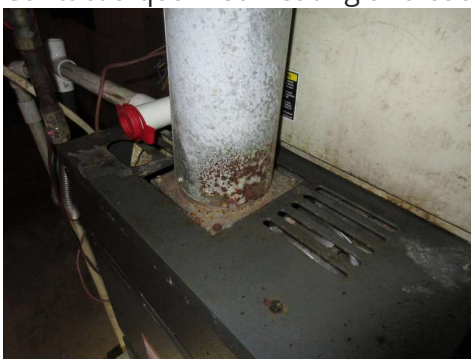
FLUE CORROSION

BASEMENT

One or more metal B-vent flues for gas-fired appliances were corroded. Water may enter the building structure or reach the gas-fired appliance. Excessive heat may also be emitted from corroded areas. Recommend that a qualified contractor evaluate and repair or replace corroded flue sections as necessary.

Recommendation

Contact a qualified heating and cooling contractor




5.3.1 Air-Conditioning or Heat Pump

Maintenance or Informational

LIFESPAN (10-15 YEARS)

BASEMENT

The estimated useful life for most air conditioning condensing units is 10-15 years. Parts of this unit appeared to beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. While the exterior condensing unit appeared to have been replaced within the last 5-6 years, the interior coil appeared to be more than 20 years old. Recommend coil inspection and servicing (cleaning).

Recommendation

Contact a qualified professional.

5.3.2 Air-Conditioning or Heat Pump

Deficiencies

CONDENSATE TUBE; BLOCKAGE

BASEMENT

The condensation tube or trap designed to safely dispose of condensate produced by the operation of the air-conditioning evaporator coils was blocked or partially blocked and may not properly dispose of condensate. Recommend servicing and repair by a qualified professional.

Recommendation

Contact a qualified professional.

5.5.1 Electric Heat (not forced air)

Deficiencies

WALL HEATER; INOPERABLE

KITCHEN

The wall heater was abandoned or inoperable at the time of the inspection. Recommend repair or replacement as desired.

Recommendation

Contact a qualified professional.

6: FIREPLACES, STOVES, CHIMNEYS & FLUES

		IN	NI	NP	RE
6.1	Wood Burning Fireplace			X	
6.2	Gas Fireplace, Stove, or Log Lighter			X	
6.3	Chimney & Flues			X	

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Wood-burning fireplace type
Not present, Abandoned

Wood-burning stove type
Not present

Wood-burning chimney type
Not applicable

Gas Type
Not present

Gas-fired flue type
Not applicable

Recommendations

6.1.1 Wood Burning Fireplace

Maintenance or Informational

FIREPLACE; ABANDONED

LIVING ROOM

A fireplace was present which had been abandoned and was no longer operational. This firebox should not be used under any circumstances.

Recommendation

Contact a qualified professional.

7: PLUMBING

		IN	NI	NP	RE
7.1	Water Heater				X
7.2	Service / Main Line		X		
7.3	Supply Lines				
7.4	Drain, Waste, & Vent Lines				X
7.5	Sinks				X
7.6	Bathtubs & Showers	X			
7.7	Toilets	X			
7.8	Laundry	X			
7.9	Fuel Systems	X			
7.10	Sump Pump				X

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Water Source
Not Verified; Ask sellers

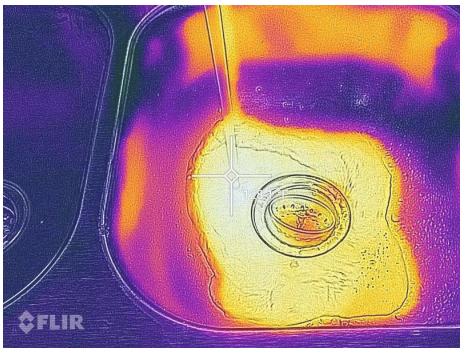
Water Pressure PSI
55

Main Fuel Shut-off Location
Gas Meter

Water Heater: Equipment Location
Basement Stairway

Water Heater: Capacity
40

Water Heater: Water Temp
128 Degrees Fahrenheit



Sump Pump: Sump pump installed
Yes

Main Water Service Material
Unknown

Drain/Vent Pipe Material(s)
PVC, Cast Iron

Fuel Supply Material
Black Steel

Water Heater: Type
Tank

Water Heater: Estimated Age
2013 (5 Years)

Laundry: 240 present
Yes

Water Supply Material(s)
CPVC

Main Shut-off Valve Location
Not Found

Pump Types
Sump Pump

Water Heater: Energy source
Electricity

Water Heater: TPR valve
Yes

Laundry: Gas supply for laundry equipment present
No

Sump pump present

Basement

A sump pump was installed. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

Water Heater: Water Heater Manufacturer

GE

We recommend flushing and servicing the water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Water Heater: Limitations

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Limitations

General

EXCLUSIONS

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; back-flow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Service / Main Line

MAIN SUPPLY; SHUTOFF NOT FOUND

Recommendations

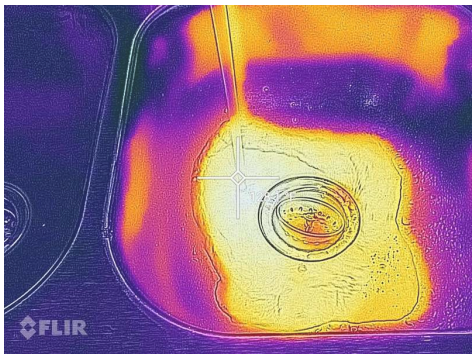
7.1.1 Water Heater

TEMP; > 120

Deficiencies

The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:
SCALD

Recommendation
Recommended DIY Project



7.1.2 Water Heater

Deficiencies

TPRV EXTENSION; TERMINATES >6" ABOVE FLOOR

BASEMENT STAIRWAY

The temperature-pressure relief valve drain line was too short or improperly installed. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:

TPRVALVE

Recommendation
Contact a qualified professional.

7.1.3 Water Heater

Deficiencies

DRIP PAN; INSUFFICIENT OR DAMAGED

BASEMENT

The drip pan installed to prevent water damage in the event leakage of the water heater tank or plumbing connections was damaged. Drip pans should be a minimum of 1 (38mm) inches deep and of sufficient size and shape to receive all leakage and condensate. The pan should be drained by a properly-terminated pipe with a minimum inside diameter of 3/4 inch. Recommend correction by a qualified plumbing contractor.

Recommendation
Contact a qualified professional.

7.4.1 Drain, Waste, & Vent Lines

Maintenance or Informational

CAST IRON WASTE PIPING

CRAWLSPACE

The home contained at least some cast iron waste pipes. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. You monitor their condition and replace as necessary.

Recommendation
Contact a qualified professional.

7.5.1 Sinks

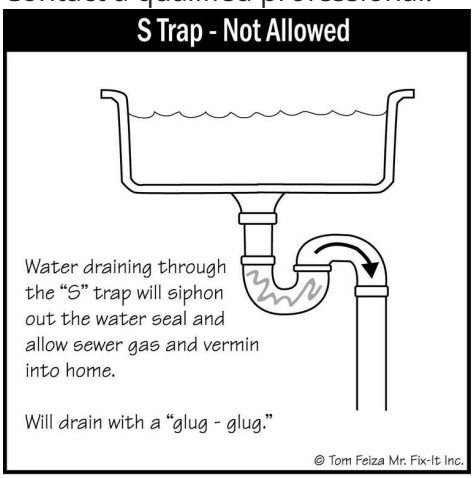
Deficiencies

S-TRAP

KITCHEN

The sink drain pipe used an S-trap rather than a P-trap, or no P-trap was visible. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. Recommend that a qualified plumber repair per standard building practices.

Recommendation
Contact a qualified professional.



P037

7.10.1 Sump Pump

Deficiencies

SUMP COVER; GAPS OR HOLES

CRAWLSPACE

Openings were noted in the sump pit lid. This condition may allow debris to enter the pit, possibly damaging the pump. Recommend repair as necessary.

Recommendation
Contact a qualified professional.

8: INTERIORS, DOORS & WINDOWS

		IN	NI	NP	RE
8.1	Walls & Ceilings				X
8.2	Floors				X
8.3	Exterior Doors	X			
8.4	Interior Doors	X			
8.5	Windows & Skylights				X
8.6	Cabinets				X
8.7	Countertops	X			
8.8	Stairs/Handrails/Gaurdrails				X

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Major Floor Finishes
Hardwood

Major Wall Finishes
Drywall, Plaster, Paneling

Major Ceiling Finishes
Drywall, Plaster, Ceiling Tiles

Window Type
Single Pane, Primary Plus Storm, Wood

Interior Door Type
Solid Wood

Exterior Door Type
Metal

Countertop Material
Laminate

Limitations

General

EXCLUSIONS

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Recommendations

8.1.1 Walls & Ceilings

Maintenance or Informational

WALLS; DAMAGE

FRONT BEDROOM CLOSET

Stains or damage on the walls visible at the time of the inspection may have been the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.

Recommendation

Contact a qualified professional.


8.2.1 Floors

Significant Deficiencies

FLOORS NOT LEVEL

VARIOUS

Floors in one or more areas were not level. Although not uncommon in homes of this age, visible deficiencies noted in the floor structure require attention. Significant repairs may be needed to improve or stabilize sagging. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

8.5.1 Windows & Skylights

Deficiencies

WINDOWS; POOR CONDITION

INTERIOR/EXTERIOR, THROUGHOUT

Original windows throughout the home were in overall poor condition. Peeling paint, wood deterioration, damaged glazing, and cracked panes were present. Operational deficiencies existed in multiple windows. Recommend a qualified contractor evaluate the windows and provide options and costs for repair or replacement.

Recommendation

Contact a qualified professional.





8.6.1 Cabinets

Maintenance or Informational

STAINS

KITCHEN

Stains and/or damage were found in the shelving or cabinets below the sink. Plumbing leaks may have occurred in the past. The moisture meter showed not signs of current leakage at the time of the inspection. Recommend repair as desired.

Recommendation

Contact a qualified professional.

8.8.1 Stairs/Handrails/Gaurdrails

Deficiencies

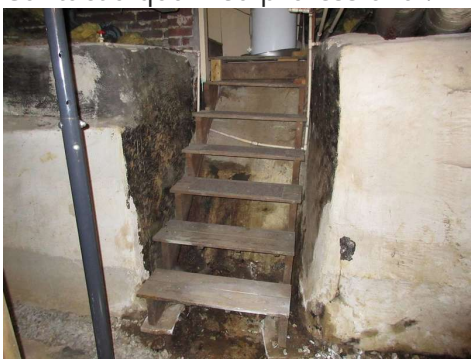
STAIRCASE; OLD UNSTABLE OR DAMAGED

BASEMENT

The staircase was old, contained damages which affected its performance, and lacked generally accepted safety measures such as handrails. Recommend a qualified contractor evaluate the staircase and provide options and costs for repair or replacement.

Recommendation

Contact a qualified professional.




9: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	RE
9.1	Range/Cooktop/Oven				X
9.2	Dishwasher			X	
9.3	Microwave			X	
9.4	Ventilation			X	
9.5	Under-Sink Food Disposal			X	

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Appliance Photos

Range, Cooktop, or Oven Fuel Type
Electric

Installed Kitchen Appliances
Range, Refrigerator; Not Inspected

Ventilation Type
None visible

Recommendations

9.1.1 Range/Cooktop/Oven

Deficiencies

NO ANTI-TIP BRACKET

KITCHEN

The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: ATB

Recommendation

Contact a qualified handyman.

9.4.1 Ventilation

Maintenance or Informational

NO HOOD OR FAN

KITCHEN

No exhaust hood, ceiling or wall-mounted exhaust fan, or downdraft exhaust system was found for the cook top or range. This can be a nuisance for odor and grease accumulation. Consider installing a venting system per standard building practices.

Recommendation

Contact a qualified handyman.

10: INSULATION & VENTILATION

		IN	NI	NP	RE
10.1	Attic Insulation		X		
10.2	Attic Ventilation				X
10.3	Floor Insulation	X			
10.4	Bathroom & Laundry Ventilation				X
10.5	Crawlspace or Basement Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Attic Insulation Type
Not Accessible/Visible

Approximate Attic Insulation Depth
Unknown

Floor Insulation Type
Batt

Foundation Insulation Type
None

Attic Ventilation Type
Gable Vents

Crawlspace Ventilation Type
Crawlspace Sidewall Venting

Crawlspace Vapor Barrier
Not Installed

Dryer Vent
Vented to exterior

Exhaust Fans
None

Limitations

General

NO ACCESS TO ATTIC

There was no access to the attic, or there was no attic. Insulation information is not available.

Recommendations

10.2.1 Attic Ventilation

Maintenance or Informational

SUBSTANDARD

ATTIC

Based on the exterior evaluation, the attic appeared to lack adequate ventilation. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend improving attic ventilation.

Recommendation

Contact a qualified professional.

10.4.1 Bathroom & Laundry Ventilation

Deficiencies

NO EXHAUST FAN WITH SHOWER, TUB

HALLWAY BATHROOM

The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Recommendation

Contact a qualified professional.

11: STRUCTURE & FOUNDATION

		IN	NI	NP	RE
11.1	Attic Access		X		
11.2	Crawlspace or Basement Access	X			
11.3	Foundation Walls & Slab	X			
11.4	Roof Structure				X
11.5	Floor Substructure				X
11.6	Crawlspaces & Basements				X

IN = Inspected NI = Not Inspected NP = Not Present RE = Recommendations

Information

Foundation Type
Basement/Crawlspace

Foundation Material
Concrete block, Brick

Beam Material
Solid wood

Floor structure
Solid wood joists

Pier or Post Material
Wood, Masonry, Steel

Roof structure
Not determined

Ceiling structure
Not determined

Vapor barrier present
Partial

Attic Access: Attic Inspection Method
Not Accessible

Attic Access: Knee Wall Area Inspection Method
Not Appicable

Crawlspace or Basement Access: Crawlspace Inspection method
Partially traversed

Limitations

General

EXCLUSIONS

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in crawlspaces or basements in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawlspace and basement areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Attic Access

ATTIC; NOT ACCESSIBLE/NOT INSPECTED

BASEMENT STAIRWAY

The attic access was not readily accessible or its inspection posed an unnecessary risk to the inspector (located over stairway). We could not inspect the interior side of roof structure, insulation, electrical, or other components therein.

Crawlspace or Basement Access

BASEMENT/CRAWLSPACE; PARTIALLY VISIBLE

The crawlspace portion of the underfloor area was viewed from the basement due to height restrictions and debris. Only visible areas are reported on.

Recommendations

11.1.1 Attic Access

Maintenance or Informational

DANGEROUS LOCATION

BASEMENT STAIRWAY

The attic access hatch, door or stairs was located or configured so that it posed a safety hazard for falling when attempting to enter the attic. Recommend that a qualified contractor relocate or reconfigure the access per standard building practices to eliminate this hazard.

Recommendation

Contact a qualified professional.

11.4.1 Roof Structure

Significant Deficiencies

EXTERIOR STRUCTURE; VISIBLE SAGGING OR RAISED AREAS

ROOF STRUCTURE

Upon visual exterior inspection, the roof structure exhibited raised and sagging areas beyond what would be considered typical of a home of this age. Due to a lack of access to the underside of the structure, it is recommended that further evaluation be performed by a qualified contractor or engineer to determine necessary repairs or stabilization methods.

Recommendation

Contact a qualified structural engineer.


11.5.1 Floor Substructure

Significant Deficiencies

FLOOR JOIST; DAMAGE

BASEMENT, CRAWLSPACE

Several floor joists contained damage and were improperly repaired. This can cause damage to the structural integrity of the home, resulting in sagging or failure. Recommend a qualified structural engineer evaluate and advise on how to correct.

Recommendation

Contact a qualified professional.



11.5.2 Floor Substructure

Significant Deficiencies

FLOOR SUPPORT; DEFICIENCIES

BASEMENT, CRAWLSPACE

Support posts, beams, and additional shoring designed to support or stabilize sagging floors appeared to have been installed in a substandard manner. Additionally, steel support posts which had been exposed to high levels of moisture in the past contained moderate to severe rust or deterioration. Recommend a qualified structural engineer evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.







11.6.1 Crawlspaces & Basements

Deficiencies

WATER INTRUSION; ACTIVE

BASEMENT, BEHIND STAIRCASE

Water intrusion was evident through walls in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.

11.6.2 Crawlspaces & Basements

Deficiencies

VAPOR BARRIER; MISSING OR GAPS

CRAWLSPACE

The soil cover had significant gaps and was missing in areas of the crawlspace at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. Recommend repair and/or installation of a soil cover by a qualified contractor.

Recommendation

Contact a qualified professional.

11.6.3 Crawlspaces & Basements

Deficiencies

EVIDENCE OF INSECTS/PESTS

BASEMENT, CRAWLSPACE

Wood members in the crawl space/basement exhibited evidence consistent with wood destroying insects. A general home inspection can not determine the presence of wood destroying insects/organisms. You should consult with a qualified pest inspector as necessary for additional information.

Recommendation

Contact a qualified professional.

12: TENNESSEE HOME INSPECTION LAW

Information

Please Read

State of Tennessee Home Inspection Law, Limitations and Exclusions

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The content of this report describes the condition of the inspected property at the time and date of the inspection. It should be noted that any mechanical device can fail at any time and its life expectancy cannot be determined. This report should not be considered a warranty or insurance of any kind. A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

This report identifies and describes the components of the property as prescribed in the Standards of Practice set by the Tennessee Commissioner of Commerce and Insurance. This inspection is limited as a non-intrusive inspection of visible and accessible components only. No component will be inspected if there is a potential for damage to the property or of potential injury to the inspector. A copy of these Standards is available http://www.pinpointtn.com/resources/ .

Tennessee Home Inspector License Act of 2005, T.C.A. 62-6-301: The report addresses only systems or components inspected that, in the opinion of the inspector, is significantly deficient or near the end of the system or component's service life. This report does not address environmental hazards, including: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus; Mercury; Carbon monoxide; or Other similar environmental hazards. This report also does not address wood destroying insects and organisms and does not address subterranean systems or system components (operational or non-operational), including: Sewage disposal; Water supply; or Fuel storage or delivery.

General exclusions: Home Inspectors are not required to report on: life expectancy of any component or system; the cause(s)of the need for a repair; the methods, materials and costs of correction; the suitability of the property for any specialized use; compliance or noncompliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions; market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damage and organisms, rodents, or insects; cosmetic damage, underground items or items not permanently installed.

Home Inspectors are not required to:offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of 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; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; or inspect special equipment or address issues that are not listed as components to be inspected by the Commissioner. Home Inspectors shall not: offer or perform any act or service contrary to law; or offer or perform engineering, architectural, plumbing, electrical or any other job function requiring a license in the state of Tennessee for the same client unless the client is advised thereof and consents thereto.

Outside the Scope-Ancillary Services

The scope of any ancillary inspections (outside the basic home inspection) are limited to that which is provided in this written report. No standard for testing is accepted or implied. The test results are based on the readings obtained from the test equipment operated in accordance with the manufacturers operating procedures. These results may not be definitive and have not been verified. The results are to be utilized as indicators of adverse conditions based upon differential measurements taken. These are non-intrusive inspection devices intended to extend our ability to detect conditions within this limited non-intrusive inspection. Our goal is to provide testing which verifies latent conditions which would otherwise be inaccessible without destructive and intrusive inspection procedures which is outside the scope of this inspection.

Inspector

Patrick Cloninger, TN License # 247