PROFESSIONAL HOME INSPECTIONS
(423) 306-0508
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https://www.prohitn.com

RESIDENTIAL PROPERTY INSPECTION

1234 Main St.
Fall Branch Tennessee 37656

Buyer Name
02/23/2018 9:00AM

Inspector
KC Bartley

Certified Master Inspector - TN Lic. #1244
(423) 306-0508
kc@prohitn.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Inspector, Client(s)

Occupancy
Vacant

Type of Building
Detached, Single Family

Construction Year (From Zillow)
2009

Weather Conditions
Clear

Temperature at the Time of Inspection
50-60 Degrees

Precipitation in the Last 48 hrs?
No

Ground Condition
Damp

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Overview

Professional Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of Tennessee (http://www.prohitn.com/standards-of-practice-sop). As such, I inspect the readily accessible, visually observable, installed systems and components of the home 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 or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. 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 or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the State of Tennessee Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a**GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by Professional Home Inspections. A comprehensive one year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one year warranty, one can be purchased through a third party on my website. By using me to do your home inspection, they will upgrade the warranty to 18 months of coverage at no additional charge. More info can be found here: http://www.prohitn.com/warranties/

Notice to Third Parties

Notice to Third Parties: This report is the property of Professional Home Inspections and the Client named herein and is **non-transferrable** to any and all third-parties or subsequent buyers **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that 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, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of 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; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; 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.

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

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will 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.

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. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on 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.

Thermal Imaging Information

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

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, that 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. 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 to me once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - Definitions

This report divides deficiencies into three categories; Significant Defects (**in red**), Recommendations (**in orange**), and Maintenance Items/FYI/Minor Defects (**colored in blue**). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **Significant Defects** - Items or components that were not functional 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***.
- **Recommendations** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are 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. Items categorized in this manner typically require repairs from a ***Handyman*** or ***Qualified Contractor*** and are not considered routine maintenance or DIY repairs.
- **Maintenance Items/FYI/Minor Defects** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a ***Homeowner*** or ***Handyman***. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your 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 it's categorical placement.

2: GROUNDS

Information

Driveway and Walkway Condition: Driveway Material
Concrete

Driveway and Walkway Condition: Walkway Material
Concrete

Grading / Lot Drainage: Grading Types
Positive Grading (slopes away from structure), Flat Grading

Driveway and Walkway Condition: Driveway Information

Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading / Lot Drainage: Grading / Drainage Information

Grading is inspected to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading / Lot Drainage: Grading Limitations

The performance of lot drainage and the grading 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. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, 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 home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

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 deficiencies were observed unless otherwise noted in this report.

Porches / Decks: Deck Information

Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Porches / Decks: Concrete Slab Porch Information

Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure. No reportable deficiencies were observed unless otherwise noted in this report.

Stairs: Stairs Information

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

Exterior Spigots: Spigot(s) Information

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

Recommendations

2.2.1 Grading / Lot Drainage

Recommendation

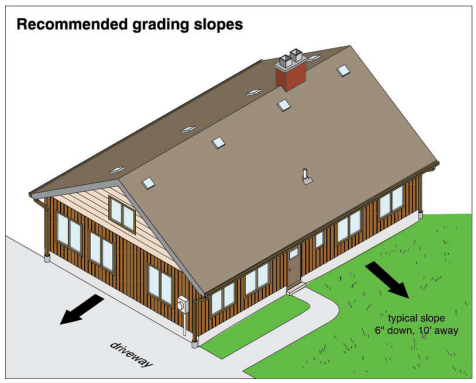
NEGATIVE GRADE PRESENT

FRONT OF HOME

The exterior grading sloped towards the foundation at the front of the home. No indications of moisture infiltration due to this negative grade was seen from the basement on the front foundation wall. There appeared to be a french drain present at the front of the home, but could not be confirmed. I recommend consulting with the sellers as to the presence of a french drain here and/or evaluation by a foundation contractor.

Recommendation

Contact a foundation contractor.



2.4.1 Porches / Decks

Significant Defect

LAG SCREWS NOT PRESENT

REAR OF HOME

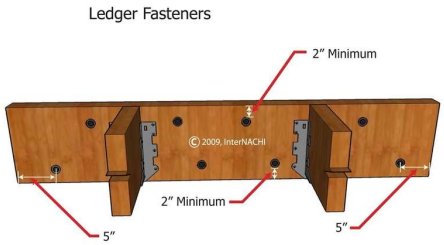
The ledger board for the deck was not attached properly to the structure. The ledger board is the most important structural member of a decks construction, as the rim joists and deck joists tie into this framing member. The ledger board is recommended to have "Lag Screws" or "Carriage Bolts" staggered in two rows, spaced in accordance with the span of the joists. Proper securement of the ledger board is recommended as deemed necessary by a contractor or other qualified person.

Recommendation

Contact a qualified deck contractor.

Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist[3,4,5,6,8]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details		On-Center Spacing of Fasteners						
½" diameter lag screw[7] with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-⅛" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-⅛" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[9]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"



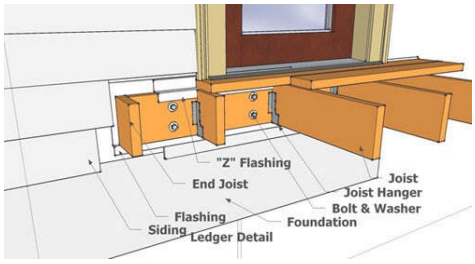
2.4.2 Porches / Decks

Recommendation

LEDGER FLASHING MISSING

REAR OF HOME

"Z" flashing / ledger flashing was not present on the deck. Current standards require a "Z" flashing to be installed above the ledger board, to prevent water infiltration from occurring behind the ledger board, creating damage. The installation of ledger flashing is recommended by a qualified person



Recommendation

Contact a qualified deck contractor.

2.4.3 Porches / Decks

Significant Defect

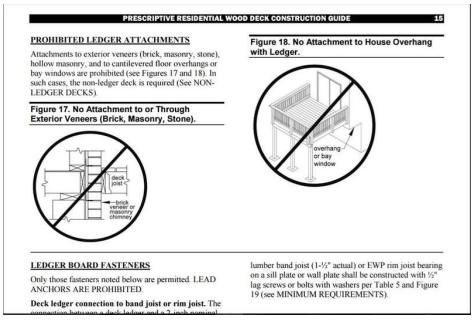
LEDGER BOARD ATTACHED TO OR THROUGH VENEER

REAR OF HOME

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

Recommendation

Contact a qualified deck contractor.



PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE 15

PROHIBITED LEDGER ATTACHMENTS

Attachments to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

deck joist

brick veneer or masonry chimney

Figure 18. No Attachment to House Overhang with Ledger.

overhang or bay window

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The

lumber band joist (1-½" actual) or EWP rim joist bearing on a sill plate or wall plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

2.4.4 Porches / Decks

Maintenance Item, FYI, or Minor Defect

WEATHERED DECKING BOARDS

Weathered decking boards were present on the deck. Pressure washing and staining the wood is recommended to extend it's life and prevent wood decay. During pressure washing some decking boards may be found that need replacement due to heavy weathering, and should be replaced as needed.

Recommendation

Contact a qualified professional.

2.4.5 Porches / Decks

Recommendation

SLAB PULLED AWAY FROM HOME

FRONT OF HOME

The concrete slab has settled and pulled away from the structure slightly. If a concern, repairs are recommended as needed by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.

2.5.1 Stairs

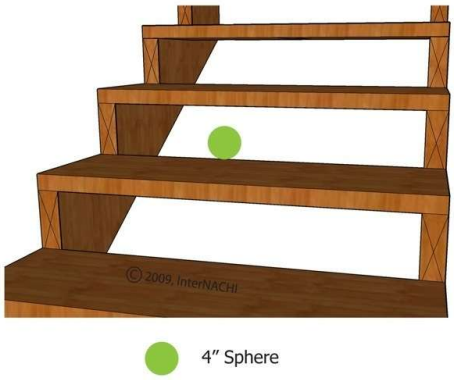
Recommendation

OPEN RISERS

There were "open risers" present between the steps. This is where no facing is present on the risers, creating an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Current safety standards require that the risers are closed, or designed in a way to prohibit the passage of a 4 inch sphere. Safety upgrades should be considered here.

Recommendation

Contact a qualified professional.



2.5.2 Stairs

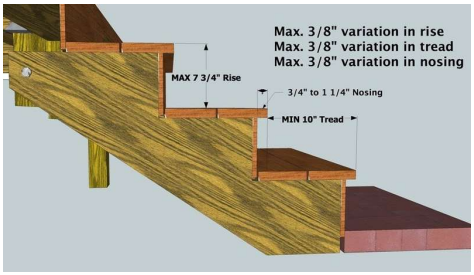
Recommendation

RISE AND/OR TREAD DESIGN DEFICIENCIES

There were risers and/or tread design deficiencies present. Current safety standards require that treads are 10" in depth, and that riser heights between the treads are no greater than 7 3/4" in height. There also shouldn't be more than a 3/8" variance between the individual riser heights. Any variances from these numbers can result in a potential trip hazard. Corrections or modifications to the stairs to try and achieve the proper depths or heights are often very difficult or costly. If a concern, I recommend consulting a contractor who specializes in stairs.

Recommendation

Contact a qualified professional.



2.5.3 Stairs

Recommendation

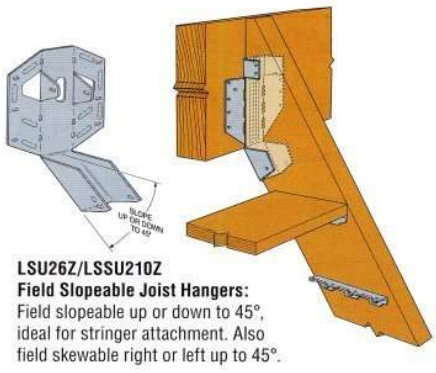
STRINGERS MISSING HANGERS

REAR OF HOME

The stairs were not attached properly to the framing. I recommend the installation of slopeable hangers by a qualified person to secure the stringers.

Recommendation

Contact a qualified deck contractor.



2.7.1 Concrete Surfaces

Recommendation

VOID UNDER CONCRETE SLAB

FRONT PORCH

A void was present under the concrete slab, this is typically from settlement/consolidation of the soil below, but can also be due to erosion. Voids under concrete slabs can allow for cracking, displacement, or settlement of the concrete. A plinth was in place here which might prevent settlement, but repairs to the void to properly support the slab is recommended by a concrete contractor as needed.

Recommendation

Contact a qualified concrete contractor.

3: ROOF

Information

Inspection Method
Aerial Drone

Roof Covering Material
Architectural Composite Shingles

"Guesstimate" of Covering Age
5-10 Years

Vents / Protrusions: Vent Type(s)
Plumbing Stack Vent(s)

Roof Views




Roof Limitations

The inspection of the roof and it's 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), and interior ceilings are inspected looking for indications of current or past leaks, but 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 by licensed professionals.

Inspected by Drone

An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if I was actually able to walk the roof surface. Although most issues are typically found with this method, this is considered a limited inspection. If a more thorough inspection is desired, I recommend consulting a roofing contractor.

Architectural 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 layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

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

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

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof 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.

Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Vents / Protrusions: Vents Information

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

Flashings: Flashing Information

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

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. If leaks are noticed after taking ownership of the home sealing may be needed at seams or endcaps. No deficiencies were observed 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 foundation walls.Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point.No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Recommendations

3.1.1 Roof Surface Condition

Recommendation

NAIL POPS

There were nail pop(s) present on the roof surface in a few areas. This is where a nail backs out of a shingle due to expansion and contraction and "lifts" or protrudes through the overlapping shingle. Repairs are recommended as needed by a roofing contractor or other qualified person.

Recommendation

Contact a qualified roofing professional.

3.1.2 Roof Surface Condition

Maintenance Item, FYI, or Minor Defect

WAVY ROOF SURFACE

The roof surface had a "wavy" appearance to it. This is typically due to the lack of proper spacing between the 4' X 8' sheets of OSB roof sheathing. When this roof sheathing is laid without the proper spacing between the sheets, the material can not expand and contract properly with weather changes, and the material will slightly displace, creating the "wavy-like" appearance. I know of no repercussions with this defect other than it being an aesthetic nuisance. If a concern, I recommend evaluation by a roofing contractor.

Recommendation

Contact a qualified roofing professional.

3.2.1 Vents / Protrusions

Maintenance Item, FYI, or Minor Defect

EXPOSED NAIL HEADS ON BOOTS

Exposed nail heads were present on the plumbing vent stack boots. Proper sealing of any exposed nail heads is recommended by a qualified person to prevent the chance of leaks.

Recommendation

Contact a qualified handyman.

3.3.1 Flashings

Recommendation

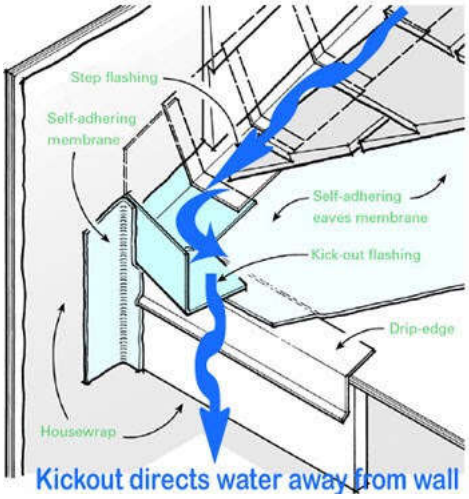
KICKOUT FLASHING MISSING

FRONT OF HOME, REAR OF HOME, LEFT SIDE OF HOME

Kickout flashing was not present where guttering abutted a sidewall. The installation of kickout flashing is recommended by a roofing contractor at any areas where gutters meet a sidewall, preventing rain water from infiltrating between the end of the gutter and the wall.

Recommendation

Contact a qualified roofing professional.



3.3.2 Flashings

Recommendation

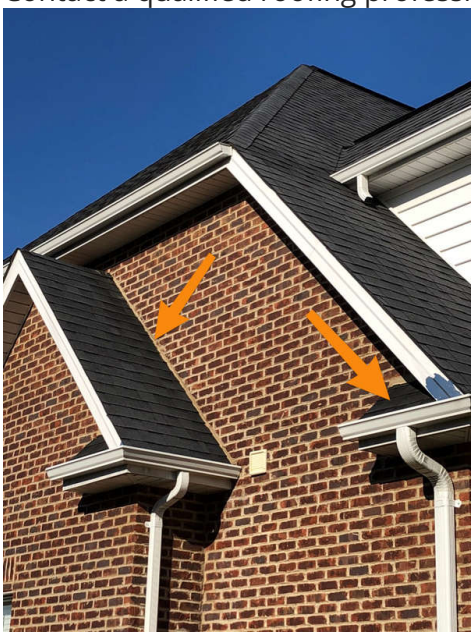
PROPER SIDEWALL FLASHING MISSING

LEFT SIDE OF HOME

Proper sidewall flashing was not present where a lower roof abutted a sidewall. The installation of proper sidewall flashing is recommended by a roofing contractor

Recommendation

Contact a qualified roofing professional.



3.4.1 Gutters / Downspouts

Recommendation

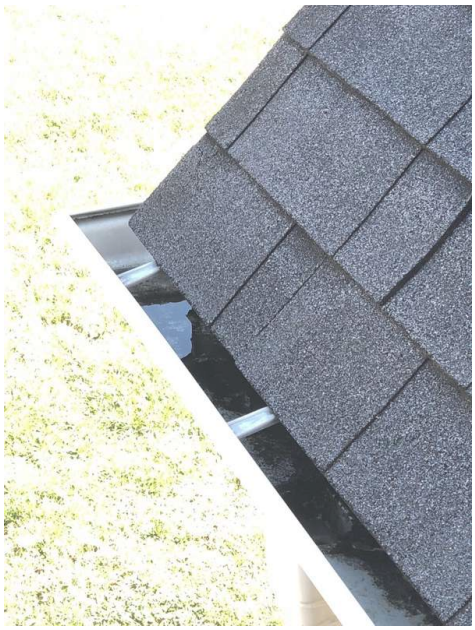
STANDING WATER PRESENT IN GUTTERS - PITCH

OVER FRONT PORCH

Standing water was present in the gutters, this appeared to be from an improper pitch. Repairs to the gutters are recommended as needed by an exterior contractor to achieve proper drainage.

Recommendation

Contact a qualified professional.



3.4.2 Gutters / Downspouts

Recommendation

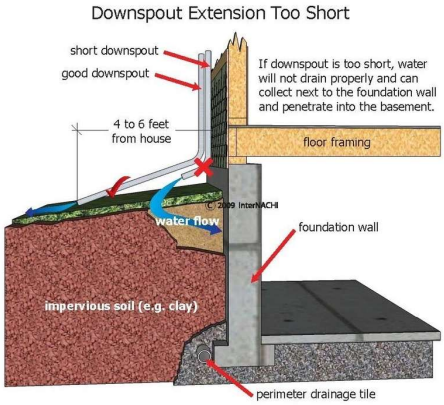
DOWNSPOUTS TERMINATING NEAR FOUNDATION

RIGHT SIDE OF HOME

There was a downspout drain tube present that was 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. I recommend extending all downspouts at least five feet away from the home.

Recommendation

Contact a qualified professional.



3.4.3 Gutters / Downspouts

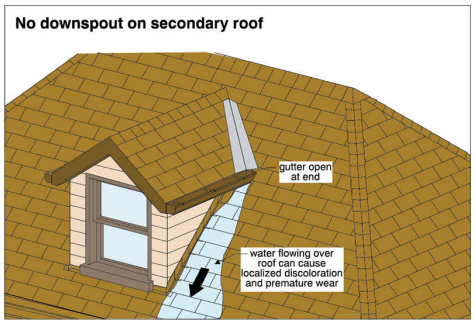
Maintenance Item, FYI, or Minor Defect

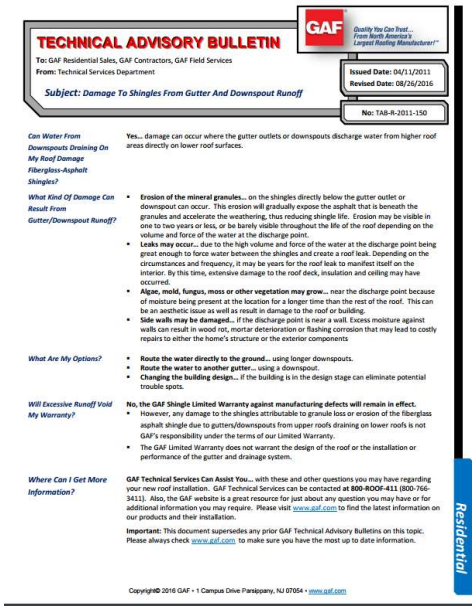
DOWNSPOUTS TERMINATING ON ROOF SURFACE

There were gutters / downspouts present that were discharging onto the roof surface. Shingle manufacturers will not cover damage to the shingles caused by guttering discharging water onto the roof surface. This discharged water can loosen the ceramic granules and cause premature aging of the shingle surface. (attached is a technical bulletin from GAF addressing this) The downspouts should be routed to discharge into the lower guttering.

Recommendation

Contact a qualified professional.





TECHNICAL ADVISORY BULLETIN

GAF

To: GAF Residential Sales, GAF Contractors, GAF Field Services
From: Technical Services Department

Issued Date: 04/11/2011
Revised Date: 08/26/2016

Subject: Damage To Shingles From Gutter And Downspout Runoff

No: TAB-R-2011-150

Can Water From Downspouts Draining On My Roof Damage Fiberglass-Asphalt Shingles?

Yes... damage can occur where the gutter outlets or downspouts discharge water from higher roof areas directly on lower roof surfaces.

What Kind Of Damage Can Result From Gutter/Downspout Runoff?

- **Erosion of the mineral granules...** on the shingles directly below the gutter outlet or downspout can occur. This erosion will gradually expose the asphalt that is beneath the granules and accelerate the weathering, thus reducing shingle life. Erosion may be visible in one to two years or less, or be barely visible throughout the life of the roof depending on the volume and force of the water at the discharge point.
- **Leaks may occur...** due to the high volume and force of the water at the discharge point being great enough to force water between the shingles and create a roof leak. Depending on the circumstances and frequency, it may be years for the roof leak to manifest itself on the interior. By this time, extensive damage to the roof deck, insulation and ceiling may have occurred.
- **Algae, mold, fungus, moss or other vegetation may grow...** near the discharge point because of moisture being present at the location for a longer time than the rest of the roof. This can be an aesthetic issue as well as result in damage to the roof or building.
- **Side walls may be damaged...** if the discharge point is near a wall. Excess moisture against walls can result in wood rot, mortar deterioration or flashing corrosion that may lead to costly repairs to either the home's structure or the exterior components

What Are My Options?

- **Route the water directly to the ground...** using longer downspouts.
- **Route the water to another gutter...** using a downspout.
- **Changing the building design...** if the building is in the design stage can eliminate potential trouble spots.

Will Excessive Runoff Void My Warranty?

No, the GAF Shingle Limited Warranty against manufacturing defects will remain in effect.

- However, any damage to the shingles attributable to granule loss or erosion of the fiberglass asphalt shingle due to gutters/downspouts from upper roofs draining on lower roofs is not GAF's responsibility under the terms of our Limited Warranty.
- The GAF Limited Warranty does not warrant the design of the roof or the installation or performance of the gutter and drainage system.

Where Can I Get More Information?

GAF Technical Services Can Assist You... with these and other questions you may have regarding your new roof installation. GAF Technical Services can be contacted at **800-ROOF-411** (800-766-3411). Also, the GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit www.gaf.com to find the latest information on our products and their installation.

Important: This document supersedes any prior GAF Technical Advisory Bulletins on this topic. Please always check www.gaf.com to make sure you have the most up to date information.

Residential

3.4.4 Gutters / Downspouts

Recommendation

INADEQUATE DOWNSPOUT CONNECTION TO DRAIN TUBE

There were multiple downspouts present that had an inadequate connection to their drain tubes. An inadequate connection can allow water to saturate the grounds in the area of the downspout, possibly adding moisture to adjacent interior areas. A proper connection preventing the possibility of any water spillage is recommended to be made by a qualified person.

Recommendation

Contact a qualified professional.

4: EXTERIOR

Information

Walls / Cladding: Siding Material
Brick Veneer, Vinyl Siding

Walls / Cladding: Wall Construction Type
2X Wood Lumber

Window Exteriors: Window Material
Vinyl

Exterior Doors: Door Material(s)
Steel

Exterior Views




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.). I 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.

Walls / Cladding: Wall Cladding Information

The wall cladding was inspected looking for damage, potential water entry points, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Window Exteriors: Windows Information

The exterior components of the windows were inspected looking for damage, lack of proper flashing, clearance, etc. No deficiencies were observed unless otherwise noted in this report.

Overhangs / Soffit / Fascia: Soffit / Fascia Information

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

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No deficiencies were observed unless otherwise noted in this report.

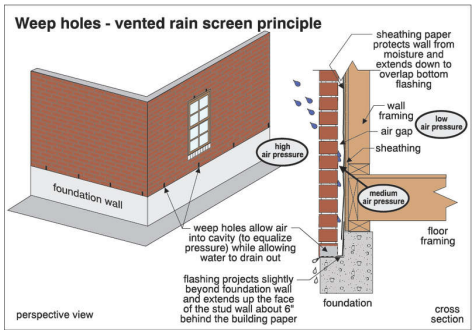
Recommendations

4.1.1 Walls / Cladding

Recommendation

NO WEEP HOLES PRESENT

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



Recommendation

Contact a qualified masonry professional.

4.3.1 Overhangs / Soffit / Fascia

Maintenance Item, FYI, or Minor Defect

VINYL SOFFIT UNSECURED

RIGHT SIDE OF HOME

The soffit was sagging in areas. Proper securement is recommended as needed by a qualified person.

Recommendation

Contact a qualified siding specialist.

4.4.1 Exterior Doors

Recommendation

WATER DAMAGE TO WOOD

REAR OF HOME

The door had water damage / wood rot present at the bottom of the door jamb/mullion, where it contacted the threshold. Repairs are recommended here as needed by a contractor or other qualified person.

Recommendation

Contact a qualified professional.

4.4.2 Exterior Doors

Maintenance Item, FYI, or Minor Defect

WEATHERSTRIPPING PADS

FRONT OF HOME

Light was visible where the side jamb weatherstripping meets the threshold. Weatherstripping pads should address this. Found at Home Improvement stores.

http://www.amazon.com/Door-Corner-Vinyl-Covered-Foam-Weatherstrip/dp/B0195UGAT0

Recommendation

Recommended DIY Project

5: KITCHEN

Information

Kitchen View

Oven/Range: Energy Source
Electric

Oven/Range: Range Anti-tip Bracket Present
No

Exhaust Fan: Fan Type
Microwave Recirculating

Cabinets, Countertops: Countertop/Cabinets Information

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

Sink(s): Kitchen Sink Information

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

Spray Wand: Spray Wand Information

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

Visible Plumbing: 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 to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : Dishwasher Information

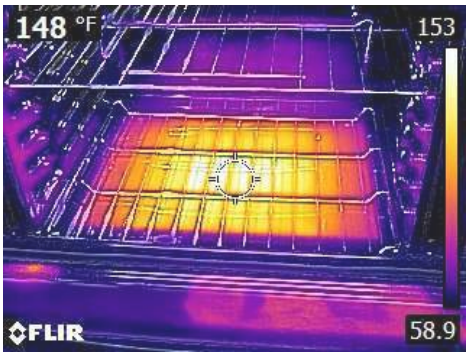
The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise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

Oven/Range: Heating Elements Information

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

Oven/Range: Oven Information

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



Exhaust Fan: Satisfactory Condition

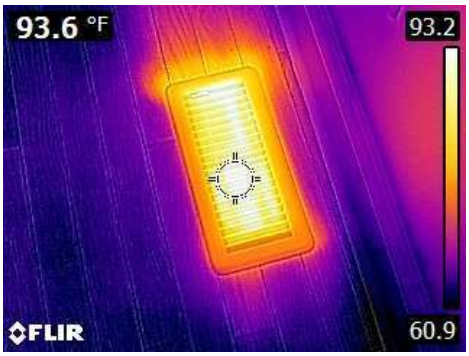
The exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Microwave: Microwave Information

The microwave was tested by running on "Cook" mode for 30 seconds, and was functional 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.

HVAC Supply Register(s): HVAC Supply Information

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Recommendations

5.2.1 Sink(s)

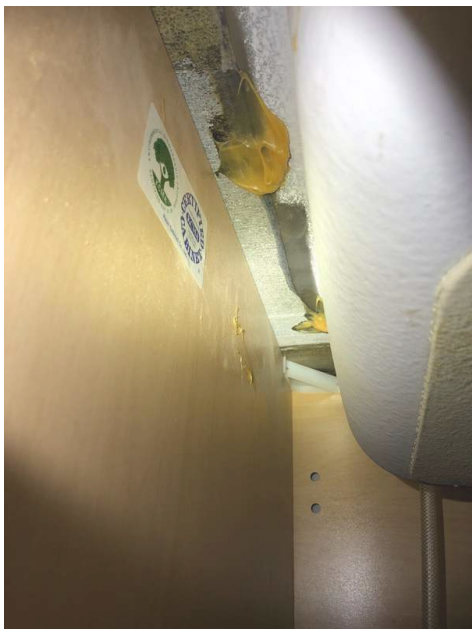
Recommendation

UNDERMOUNT SINK MISSING MOUNTING CLIPS

The undermount sink was missing undermount clips. Currently the sink is relying on sealant to secure the sink to the countertop, and eventual failure of this sealant will allow the sink to fall. The installation of proper clips are recommended by a qualified person.

Recommendation

Contact a qualified professional.



5.4.1 Visible Plumbing

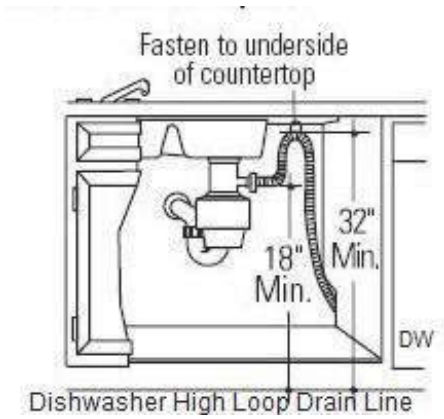
Recommendation

DISHWASHER HIGH LOOP MISSING

A "high loop" or "air gap" was not present 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 is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified professional.

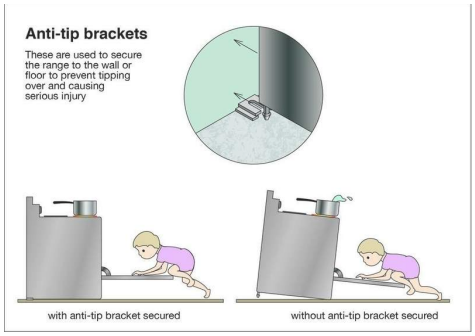


5.7.1 Oven/Range

Recommendation

ANTI-TIP BRACKET MISSING

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



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

Recommendation

Contact a qualified professional.

6: BATHROOM(S)

Information

Ventilation: Ventilation Sources

Ventilation Fan(s)

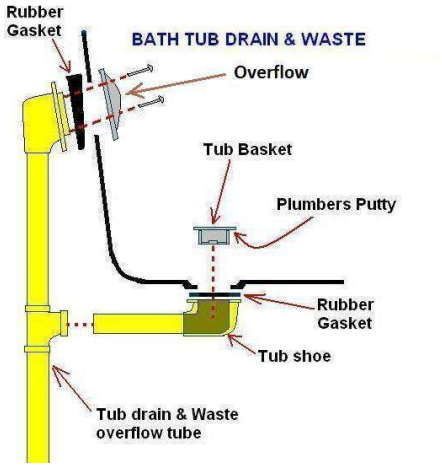
Bathroom View(s)





Tub and Sink Overflow Limitations

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Cabinets, Countertops: Satisfactory Condition

The cabinets and countertops appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed if not followed by additional comments in this report.

Mirror(s): Mirror Information

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

Ventilation: Exhaust Fan Information

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing fans in colder winter months. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

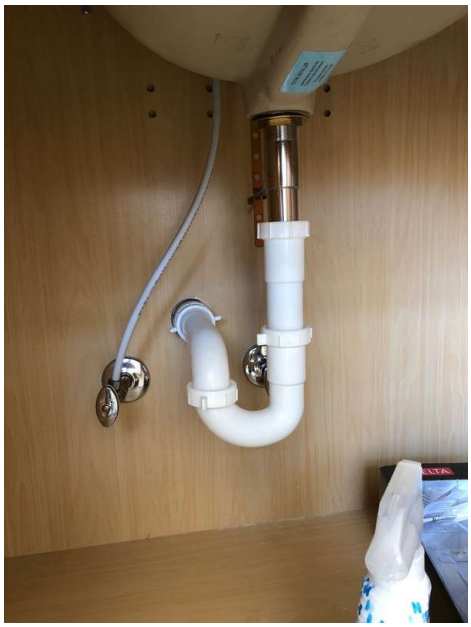
The sink(s) were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.





Visible Plumbing: Sink Plumbing Information

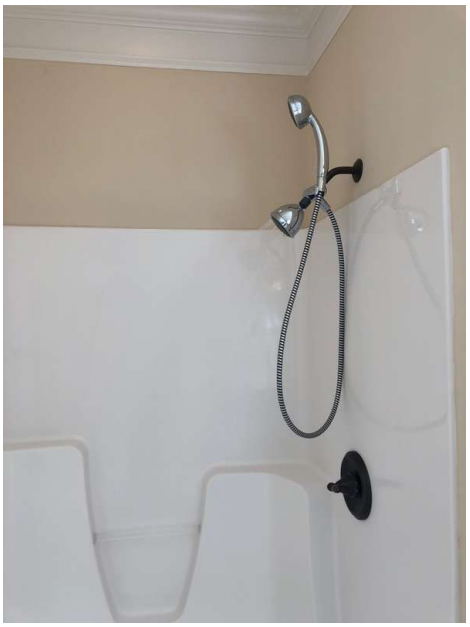
Visible portions of sink plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

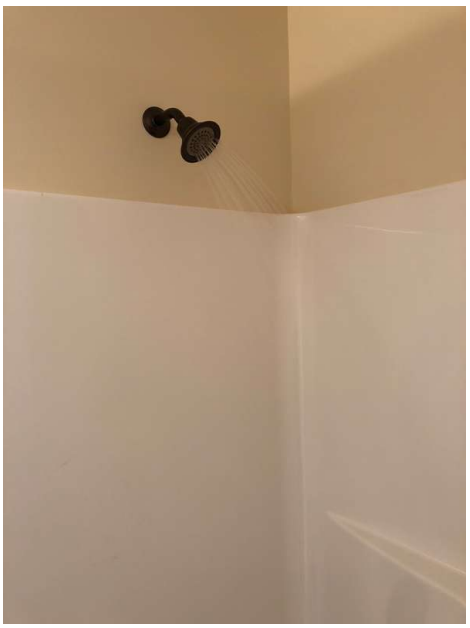





Shower(s): Showers Information

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.

Bathtub(s): Bathtub(s) Information

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



Bathtub(s): Jetted Tub Information
Master Bath

The jetted tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection unless otherwise noted in this report.

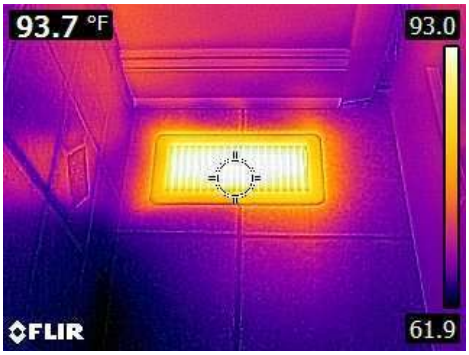

Toilet(s): Toilet(s) Information

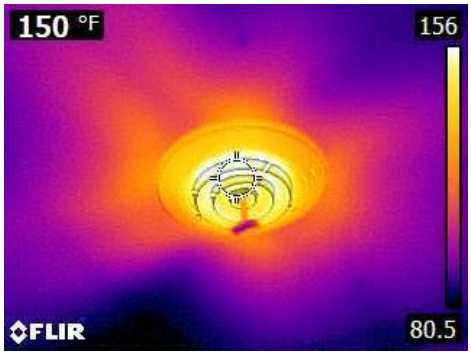
The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

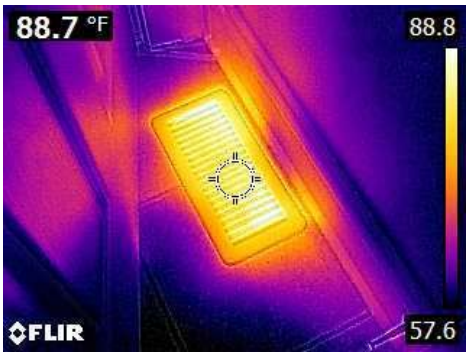



HVAC Supply Register(s): HVAC Supply Information

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.







Recommendations

6.2.1 Mirror(s)

Maintenance Item, FYI, or Minor Defect

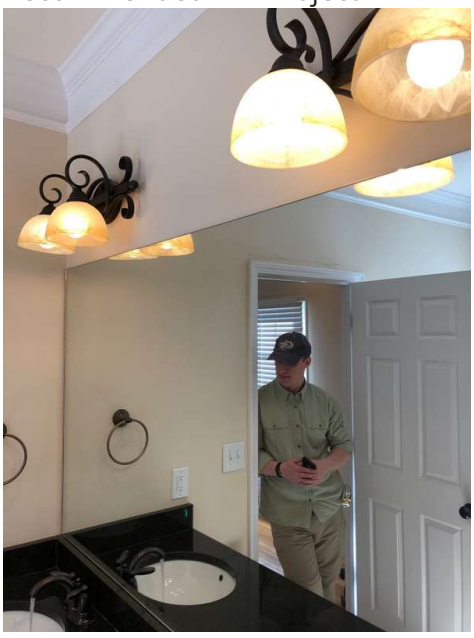
NO BRACKET(S)

There were bathroom mirror(s) that were adhered to the wall(s). I recommend adding brackets to secure any mirrors that are adhered, in case of adhesion failure.

http://www.lowes.com/pd_197434-405-50442___?productId=1056915&pl=1&Ntt=mirror+bracket

Recommendation

Recommended DIY Project



6.8.1 Bathtub(s)

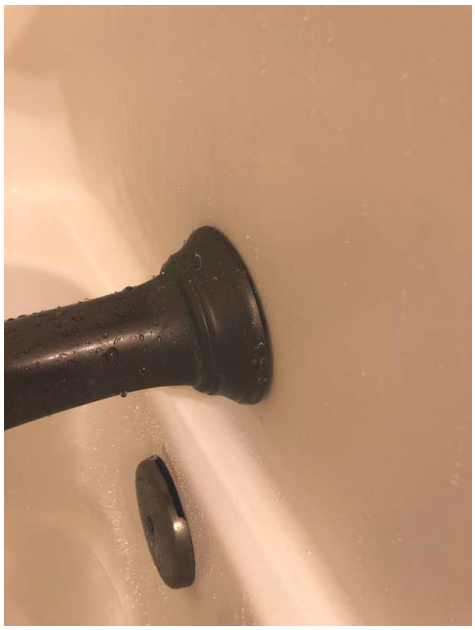
Maintenance Item, FYI, or Minor Defect

TUB FAUCET NOT SEALED

The faucet(s) and/or faucet valve(s) were not sealed to the wall. This can allow for water infiltration behind the wall creating damage. Proper sealing of any and all faucets is recommended by a qualified person.

Recommendation

Contact a qualified professional.



6.8.2 Bathtub(s)

Maintenance Item, FYI, or Minor Defect

GAPS IN SEALANT

MASTER BATH

Gaps were present in the sealant around the tub. Recommend sealing any gaps in the sealant around the tub as needed, to prevent moisture infiltration.

Recommendation

Contact a qualified handyman.

6.8.3 Bathtub(s)

Maintenance Item, FYI, or Minor Defect

CRACKS IN FIBERGLASS

MASTER BATH

Cracking was present in the fiberglass tub, and at its location did not appear to be a concern as far as leaking. If a concern, repairs to the tub are recommended as deemed necessary by a qualified person.

Recommendation

Contact a qualified professional.

6.8.4 Bathtub(s)

Maintenance Item, FYI, or Minor Defect

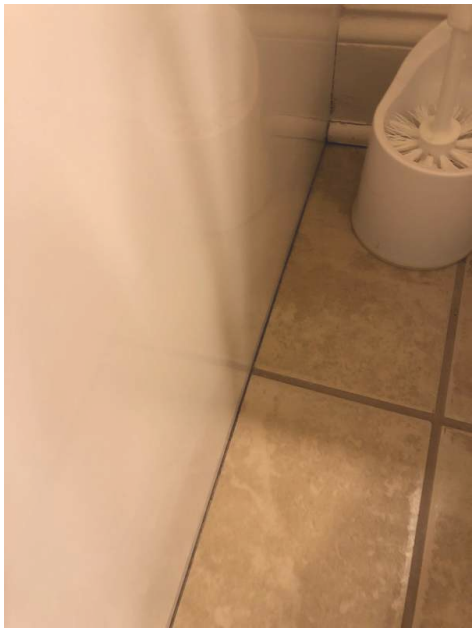
SEAL FLOOR TO BATHTUB

DOWNSTAIRS BATH

I recommend sealing the floor to the bathtub, to prevent water intrusion to subfloor below.

Recommendation

Contact a qualified professional.



7: INTERIOR AREAS

Information

Odors Present: Odor(s) Present in the Home
None

Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations
Yes

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

Windows: Window Glazing
Double Pane

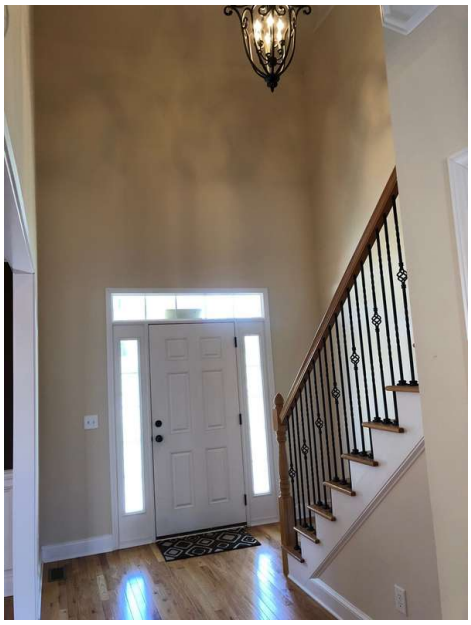
Fireplace(s): Fireplace Type(s)
Not Present

Fireplace(s): Fireplace Location(s)
Living Room

Fireplace(s): Fireplace Flue Termination Point
Vent Free

Room Views





Odors Present: No Odors Present

No discernable odors were present or noticed in the home at the time of inspection.

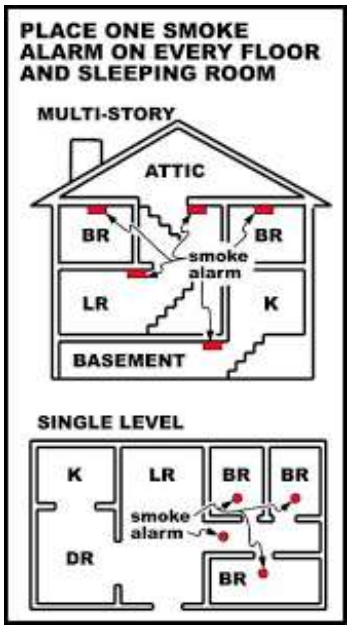
Ceiling Fans: Ceiling Fan Information

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.

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. 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



CO Detectors: CO Alarm Recommended - Garage Present

Due to the home having an attached garage, the installation of Carbon Monoxide (CO) detectors is highly recommended outside of each sleeping area. More information about CO detectors and their requirements can be found here:

http://www.nfpa.org/public-education/by-topic/fire-and-life-safety-equipment/carbon-monoxide/carbon-monoxide-safety-tips

Windows: Windows Information

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

Closets: Closets Information

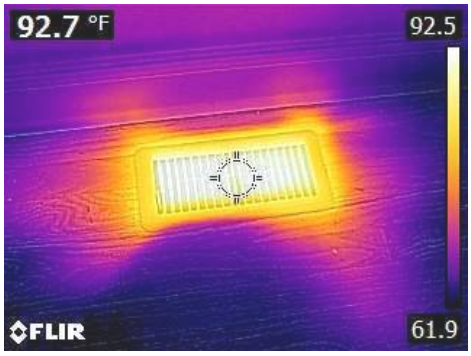
No reportable deficiencies were present at visible portions in the closets at the time of inspection unless otherwise noted in this report.

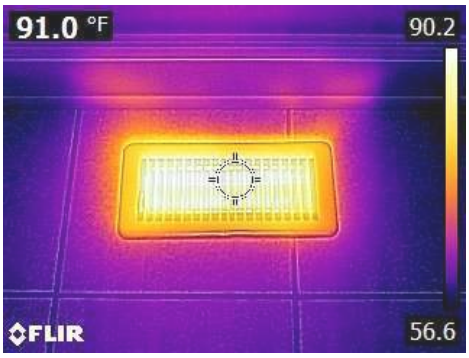
Interior Doors: Interior Doors Information

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.

HVAC Supply Registers: HVAC Supply Information

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.





Doorbell: Doorbell Information

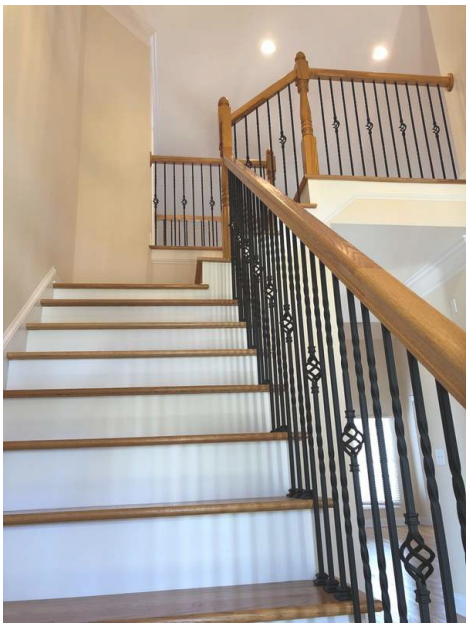
The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Fireplace(s): Gas Logs Not Installed

Gas logs were not installed at the time of inspection, and can be added as desired.

Stairs, Handrails, Guardrails: Stairs Information

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



Surfaces - Overall: Surfaces Information

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

Wall Condition: Walls Information

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

Wall Condition: Settlement Cracking Present
Living Room

Settlement cracking was present on the wall(s). Some cracks in homes may be present due to standard settlement of the structure; but if the cracking is accompanied by sloping or unlevel floors, binding doors, or settlement cracking on foundation walls, a structural problem may exist. Evaluation of the structure by a structural engineer is recommended if cracks are present with any accompanying signs of settlement.

Wall Condition: Settlement Crack(s) Information/Limitations

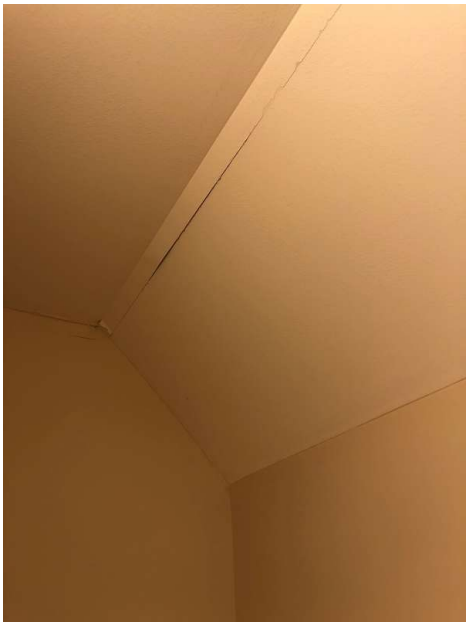
Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired.

Ceiling Condition: Ceilings Information

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

Ceiling Condition: Drywall Tape Visible
Bedroom Closet, Bonus Room

Drywall tape was visible in areas. This is typically due to standard settlement and expansion and contraction. If a concern, have a drywall contractor to evaluate for repair.




Floor Condition: Floors Information

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

Recommendations

7.2.1 Ceiling Fans

Maintenance Item, FYI, or Minor Defect

WOBBLING - MINOR

MASTER BEDROOM

The ceiling fan slightly wobbled when operated. The fan may be out of balance. Repairs are recommended as needed by a qualified person.

Recommendation

Contact a qualified handyman.

7.3.1 Smoke Alarms / Detectors

Significant Defect

NOT FUNCTIONAL

MASTER BEDROOM

The referenced smoke alarm did not operate during the inspection. This is a safety hazard. I recommend testing the alarms and replacing the batteries and re-testing for operation, or replacing the units themselves if they are found to be over five years of age. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

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

Recommendation

Contact a qualified professional.

7.4.1 CO Detectors

Recommendation

CO ALARM(S) NOT FOUND/PRESENT

CO alarms were not found/present at all recommended areas. The installation of CO detectors is recommended outside of sleeping areas by a qualified person, for safety.

Recommendation

Contact a handyman or DIY project

7.5.1 Windows

Recommendation

LATCHES / LOCKS MISSING OR DAMAGED

UPSTAIRS BEDROOM

The window latches / locks were missing or damaged. Latches and locks are recommended for security. Have a qualified person to repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.

7.6.1 Closets

Maintenance Item, FYI, or Minor Defect

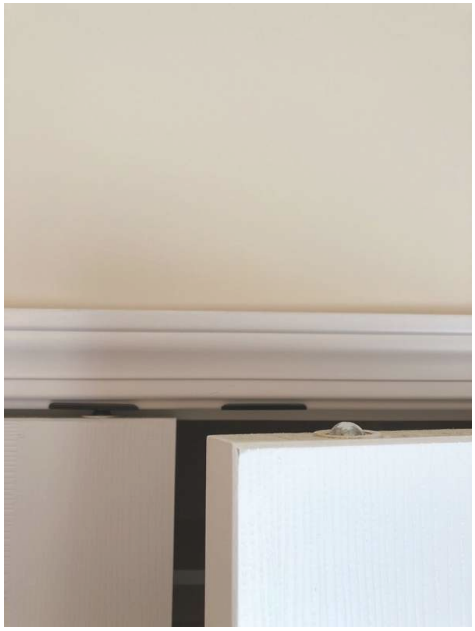
DOOR NOT LATCHING

DOWNSTAIRS BEDROOM

The closet door was not latching properly. Recommend adjustments as needed for proper operation.

Recommendation

Contact a qualified handyman.



7.11.1 Stairs, Handrails, Guardrails

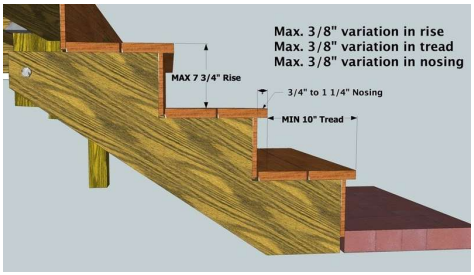
Recommendation

RISE AND/OR TREAD DESIGN DEFICIENCIES

There were risers and/or tread design deficiencies present. Current safety standards require that treads are 10" in depth, and that riser heights between the treads are no greater than 7 3/4" in height. There also shouldn't be more than a 3/8" variance between the individual riser heights. Any variances from these numbers can result in a potential trip hazard. Corrections or modifications to the stairs to try and achieve the proper depths or heights are often very difficult or costly. If a concern, I recommend consulting a contractor who specializes in stairs.

Recommendation

Contact a qualified professional.



7.13.1 Wall Condition

Recommendation

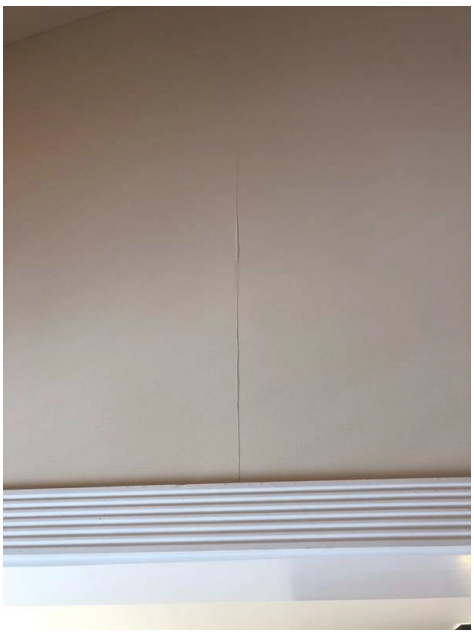
POSSIBLE SAGGING HEADER

LIVING ROOM

The header between the living room and kitchen area appeared visually to have some slight deflection/sagging associated with it. Cracking/separation was also present at drywall joints in this area. If s concern, I recommend evaluation by a structural engineer.

Recommendation

Contact a qualified structural engineer.



8: LAUNDRY

Information

Laundry View

Dryer Energy Source
Electric

Dryer Vent: Dryer Vent Termination Point
Exterior

Washer / Dryer Present

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

Visible Plumbing: Plumbing Information - No Washer Present

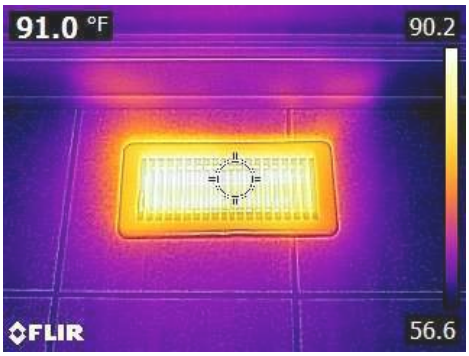
The washing machine water supply valves were operated and no deficiencies were present at the time of inspection unless otherwise noted in this report. . The standpipe (washer drain line) was not tested for leaks as a washing machine would need to be present to discharge water into the drain. The functionality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

HVAC Supply Register: Satisfactory

Air supply was present at the register(s). No indications of deficiencies were observed unless otherwise noted in this report.



Recommendations

8.2.1 Dryer Vent

Maintenance Item, FYI, or Minor Defect

MISSING LOUVERS

There were missing louver(s) on the exterior vent cover. This can allow insect / wildlife intrusion into the duct. Replacement of the louver(s) or exterior cover is recommended by a qualified person.

Recommendation

Contact a qualified handyman.

9: GARAGE

Information

Garage View(s)

Garage Door(s): Garage Door Type(s)
Aluminum Sectional (Insulated)

Garage Door Opener(s): Opener Drive Type
Chain Drive

Garage Door Opener(s): Opener Button Proper Height
No (within 60" of standing surface)

Interior Door : Proper Separation Door Present
Yes

Ceiling / Framing: Ceiling Material
Drywall

Ceiling / Framing: Proper Separation Present
Not Confirmed

Walls: Walls Material
Framed Walls, Drywall

Walls: Proper Walls Separation Present
Presumed

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 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.

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Interior Door : Proper Separation Door Present

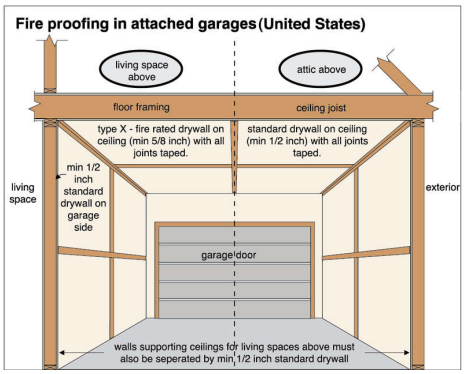
The interior door located between the garage and living areas was a steel or solid wood door measuring at least 1 3/8 inches thick. This appears to satisfy the current standards for separation of garage and living space relating to the door.

Ceiling / Framing: Ceiling Information

The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information - Separation

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



Walls: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Walls: 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 as desired for safety.

Recommendations

9.3.1 Garage Door Opener(s)

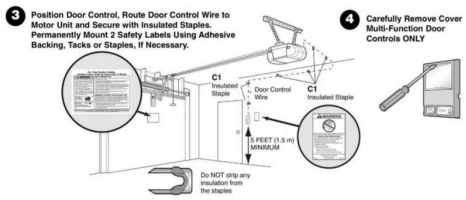
Recommendation

OPENER BUTTON WITHIN 5 FEET OF STANDING SURFACE

The garage door opener button(s) were within five feet of a standing surface. Opener buttons are recommended to be elevated at least 60" to prevent a child from operating the door. Raising the button to proper height is recommended.

Recommendation

Contact a handyman or DIY project



9.4.1 Garage Door Safety

Recommendation

RESITANCE TEST FAILED

The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing door; photoelectric eyes and the ability to auto reverse when met with resistance. This is typically an adjustment of the "Force Close" setting on the rear of the opener (if present). Recommend repairs as needed by a garage door company.

Recommendation

Contact a qualified garage door contractor.

9.8.1 Garage Floor

Recommendation

MODERATE CRACKING

Moderate cracking was present on the concrete slab in the garage. If a concern, have a concrete contractor to evaluate for repair as needed.

Recommendation

Contact a qualified concrete contractor.

10: HEATING, COOLING

Information

Cooling Source Unit(s): Cooling Source Location
Rear of home, Left side of home

Cooling Source Unit(s): Cooling Energy Source
Electric, Condensing Unit (Heat Pump)

Cooling Source Unit(s): Cooling Source Manufacture Year
2008

Cooling Source Unit(s): Exterior Unit Max Circuit Breaker Size
20amps, 30amps

Heating Source Unit(s): Heating Source Unit Location
Basement, Attic

Heating Source Unit(s): Heating Energy Source
Electric Forced Air

Heating Source Unit(s): Heating Source Manufacture Year
2009

Auxiliary Drain Pan: Auxiliary Drain Pan Present
Yes

Air Return: Return Air Temp - Main Level
65

Air Return: Return Air Temp - Upstairs
66

Air Supply: Temperature Differential Cooling Mode - Main Level
10-15 Degrees

Air Supply: Temperature Differential Cooling Mode - Upstairs
20+ Degrees

Air Supply: Temperature Differential Heating Mode - Main Level
20+ Degrees

Air Supply: Temperature Differential Heating Mode - Upstairs
20+ Degrees

Thermostat(s): Thermostat Location(s)
Outside of Master

Air Filter / Return Plenum: Filter Location(s)
Outside of Master, Upstairs Hallway

Air Filter / Return Plenum: Filter Size
20 X 30, 14 X 30

Cooling Source Present in Each Room: Cooling Source Present in Each Room
Yes

Heating Source Present in Each Room: Heating Source Present In Each Room
Yes

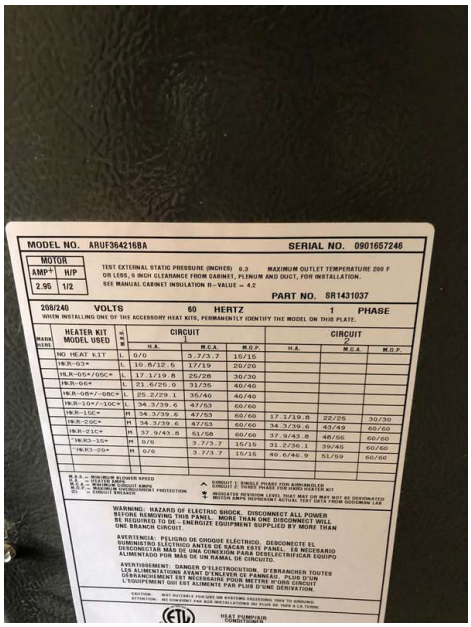
HVAC Testing Information
The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes; a visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough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

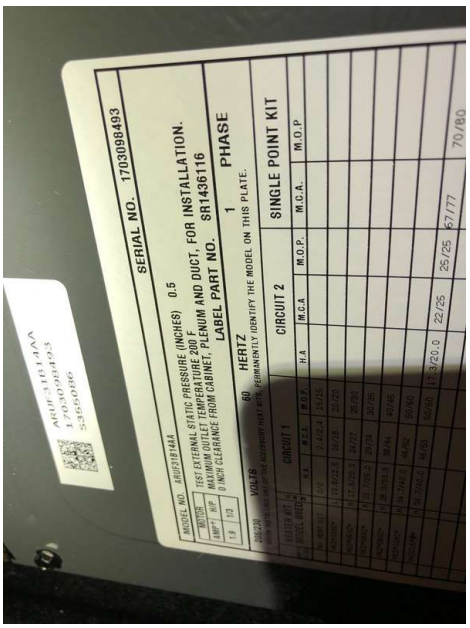
Cooling Source Unit(s): Cooling Source Unit Information

Cooling source units are inspected visually and tested by ensuring they respond to normal operating controls (the thermostat), and that cool air is produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Heating Source Unit(s): Heating Source Unit Information

Heating source units are inspected visually and tested by ensuring they respond to normal operating controls (the thermostat), and that warm air is produced. The unit responded to normal operating controls, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.





Auxiliary Drain Pan: Auxiliary Drain Pan Information
Attic

Interior HVAC units are inspected for the presence of an auxiliary drain pan if they are 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: Condensate Pump Information
Basement

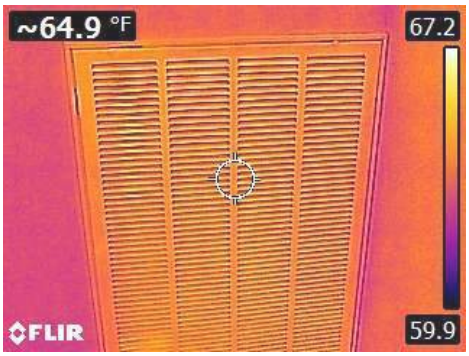
The condensate pump appeared functional at the time of inspection. No deficiencies were observed unless otherwise noted in this report. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle.

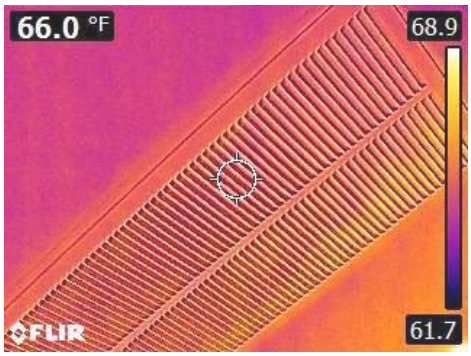
Refrigerant Lines: Refrigerant Line Information

Pipe insulation was continuous on the refrigerant lines at visible portions. No deficiencies were observed unless otherwise noted in this report.

Air Return: Temperature Reading

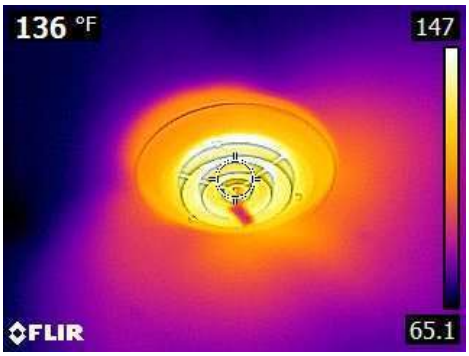
A temperature reading of the return air was taken at the time of inspection, to provide a baseline to show the system responded to normal operating controls.

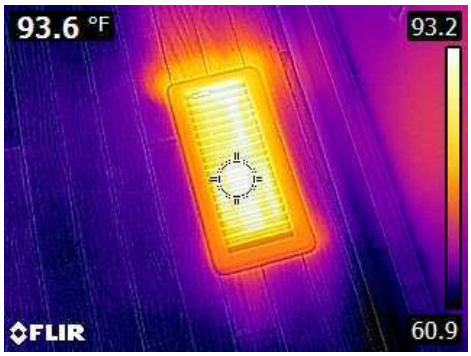


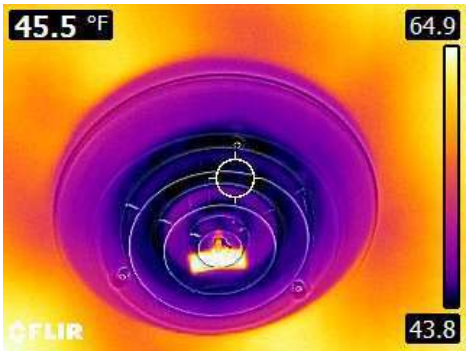


Air Supply: Air Supply Information

The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 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. Furthermore HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.







Thermostat(s): Thermostat Information - Multiple

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies were observed unless otherwise noted in this report.

Recommendations

10.1.1 Cooling Source Unit(s)

Recommendation

NOT LEVEL

REAR OF HOME, LEFT SIDE OF HOME

The units were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified HVAC professional.

10.4.1 Condensate Drain Pipe

Recommendation

LINE NOT TRAPPED

ATTIC

The condensate drain line was not trapped at visible portions. On a negative pressure system such as this, this can allow exterior air to be drawn into the air handling unit, preventing condensate from properly draining from the unit. The installation of a trap in the line is recommended by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

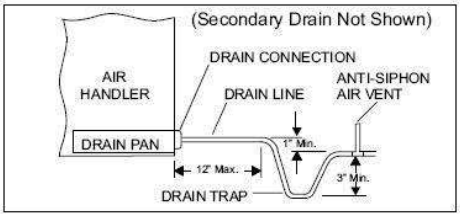


Figure 11. Typical Drain Connection

NOTE - Horizontal runs must have an anti-siphon air vent (standpipe) installed ahead of the horizontal run (See figure 11). An extremely long horizontal run may require an oversized drain line to eliminate air trapping.

10.9.1 Air Filter / Return Plenum

Maintenance Item, FYI, or Minor Defect

DIRTY FILTER

The air filter(s) was dirty. I recommend replacement ASAP. This puts additional strain on the air handler, can shorten the life of the unit, and affects the efficiency of the unit.

Recommendation

Recommended DIY Project

11: WATER HEATER

Information

Water Heater Condition: Water Heater Location
Basement

Water Heater Condition: Capacity
80 Gallons

Water Heater Condition: Energy Source
Electric

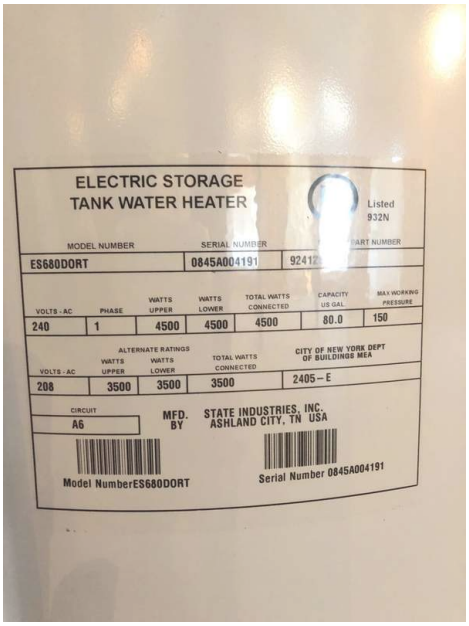
Water Heater Condition: Manufacture Year
2008

Water Heater Condition: Water Temperature
105-110 Degrees

TPRV Discharge Pipe: TPRV Discharge Tube Material
Aquapex

Water Heater Condition: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.



TPR Valve: TPR Valve Information

A TPR valve was in place, and appeared functional. 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 of the tank reaches 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 Present

A TPR valve discharge pipe was present. No deficiencies were observed unless otherwise noted in this report.

Water Pipes: Water Pipes Information

The visible portions of the water pipes appeared functional. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Water Pipes: Expansion Tank Present

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

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

12: PLUMBING

Information

Main Shut Off Valve : Main Shut Off Valve Location
Basement

Water Distribution Pipes: Service Pipe Material (Visible Portions)
Aquapex

Water Distribution Pipes: Water Distribution Pipe Material (Visible Portions)
Aquapex

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

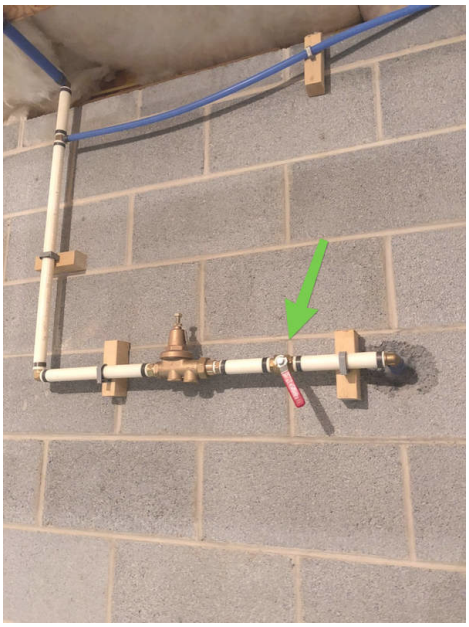
Sewer Clean Out: Cleanout Location
Right side of home

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage
Yes

Main Shut Off Valve : Main Shut Off Information

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test it's functionality.



Pressure Regulator: Pressure Regulator Information

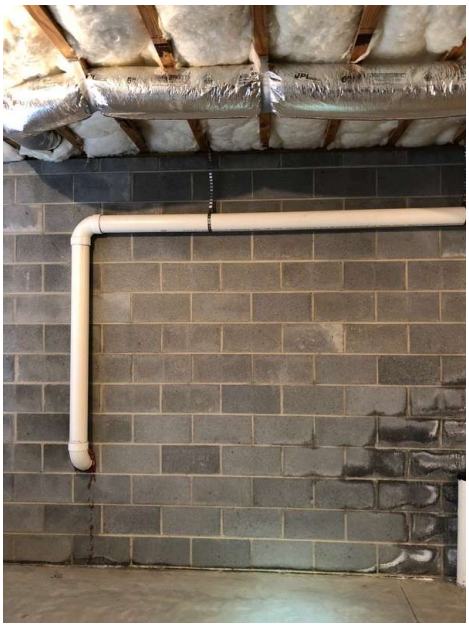
The pressure regulator appeared to be in satisfactory condition at the time of inspection. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Water Distribution Pipes: Water Distribution Pipes Information

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

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 deficiencies. No reportable conditions (significant defects) were visibly observed unless otherwise noted in this report.



Sewer Clean Out: Cleanout Information

A sewer cleanout was present. Sewer cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

Functional Flow: Flow Information

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

Functional Drainage: Drainage Information

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to heavy or frequent use.

Recommendations

12.6.1 Sewer Clean Out

Maintenance Item, FYI, or Minor Defect

SEWER CLEANOUT DAMAGED

RIGHT SIDE OF HOME

The sewer cleanout pipe cap was damaged. Replacement as needed is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

13: ELECTRICAL

Information

Service Entrance: Service Entrance Type
Underground Service Lateral

Service Disconnect: Main Breaker / Service Disconnect Location
At Main Breaker in the Electrical Panel

Service Amperage: Service Entrance Conductors Type
2/0 Copper

Service Amperage: Service Amperage
200amps 120/240VAC

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

Electrical Panel / Service Equipment: Breakers in Off Position
0

Service Grounding / Bonding: GEC Present
Yes

Service Grounding / Bonding: Water Pipe Bonding Present
Not Required (PEX)

Service Grounding / Bonding: Gas Pipe Bonding Present
Gas Not Present

Breakers: AFCI Breakers Present
Yes

Branch Wiring : Visible Branch Wiring Type
Polyvinyl Chloride (Romex-like) - Copper

GFCI Protection: GFCI Protected Areas
Exterior, Kitchen, Bathroom(s), Garage, Basement

GFCI Protection: GFCI Missing - Installation Recommended
None

General Info: Low Voltage Systems/Wiring Not Inspected

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, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be n satisfactory condition. No deficiencies were observed unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

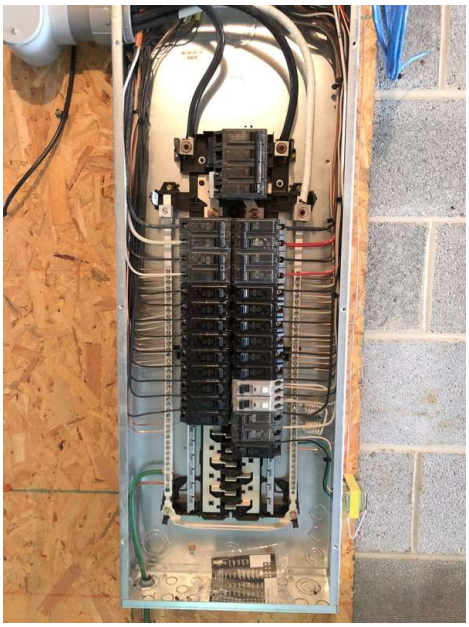
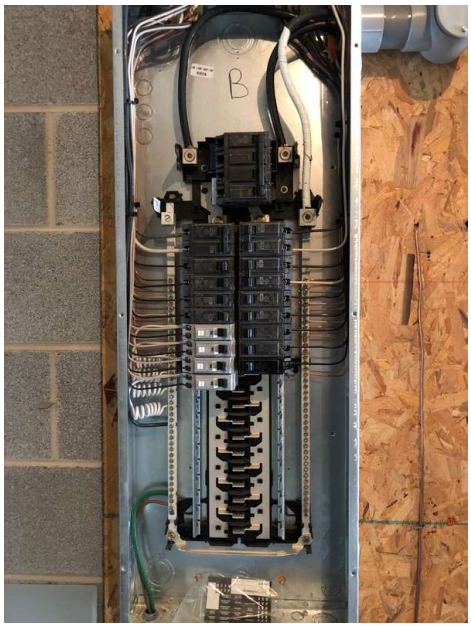
The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. 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.

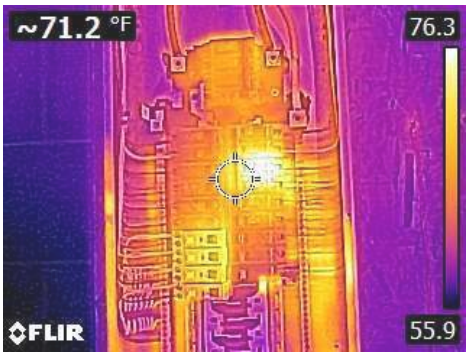
Electrical Panel / Service Equipment: Electrical Panel / Service Equipment Information

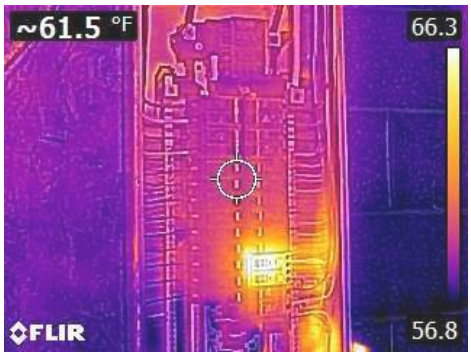
The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

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

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





Service Grounding / Bonding: GEC Present

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

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 Satisfactory

The AFCI (Arc fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring (branch feeders) were 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 type of wiring, improper support, etc. The majority of branch feeders are not visible due to them being covered by wall and ceiling coverings, insulation, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Receptacles: Receptacle Information

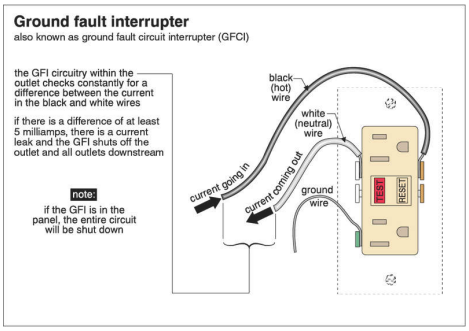
A representative number of receptacles were tested with a polarity tester to confirm proper wiring. No deficiencies were observed unless otherwise noted in this report.

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

220V/240V 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).

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 noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexspensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection.



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

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.

Switches, Lights: Light Bulbs Not Installed
Closet(s)

The referenced area(s) did not have a light bulb installed, and therefore the fixture(s) were not able to be tested for functionalit. I recommend confirming proper operation prior to closing.

Recommendations

13.7.1 Breakers

Recommendation

EXTERIOR COOLING UNIT OVERFUSED

UPSTAIRS UNIT

One exterior HVAC unit was overfused with a breaker larger than the maximum designated sized breaker as found on the exterior unit's data tag. The installation of the proper sized breaker as needed is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

13.7.2 Breakers

Maintenance Item, FYI, or Minor Defect

WHITE CONDUCTORS NOT RE-IDENTIFIED

There were white conductors ran 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.

13.9.1 Receptacles

Recommendation

LOOSE AT WALL

EXTERIOR REAR OF HOME, BREAKFAST NOOK

There were receptacle(s) present that were loose at the wall. Proper securement is recommended as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

13.11.1 Switches, Lights

Maintenance Item, FYI, or Minor Defect

OVERHEAD LIGHT NOT FUNCTIONAL

DOWNSTAIRS BATH, BASEMENT

There were overhead light(s) that were not functional. This could be something as simple as a burned out bulb, or be more extensive. Recommend confirming proper operation prior to closing.

13.11.2 Switches, Lights

Recommendation

SWITCH SHORT PRESENT

MASTER CLOSET

The light switch had a short during operation. Replacement is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

13.11.3 Switches, Lights

Maintenance Item, FYI, or Minor Defect

MISSING LIGHT GLOBE - INTERIOR

BASEMENT

There were bare bulbs present on some light fixtures. I recommend installing covers or globes on any fixtures in the home without globes to prevent accidental breakage, and possible electrocution.

Recommendation

Contact a handyman or DIY project

14: ATTIC / ROOF STRUCTURE

Information

Inspection Method: Inspection Method
Walked Where Possible

Inspection Method: Amount of Attic Able to be Safely Inspected
60-70%

Attic Access: Access Location(s)
Bonus Room Closet, Bonus Room Closet

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

Ventilation: Ventilation Types
Soffit Inlet Vents, Ridge Exhaust Venting

Roof Structure / Framing: Roof Structure Type
Rafters / Ceiling Joists

Insulation: Insulation Type
Blown-in Fiberglass

Insulation: Insulation Amount
12"+

Attic View(s)



Accessibility Limitations

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Inspection Method: Walked Where Possible - Insulation Obscuring Ceiling Joists / Truss

The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss / ceiling joists. Traversing an attic with insulation that obscures the framing is dangerous, as footing can be lost. The attic inspection is limited to visually accessible portions only.

Attic Access: Satisfactory

No deficiencies were observed with the access(es) unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation is reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

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 approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Exhaust Vent(s): Not Visible - Insulation

I could not visually access the bathroom exhaust fans, due to insulation coverage.

Plumbing Stack Vents: Vent Stack 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.

Recommendations

14.2.1 Attic Access

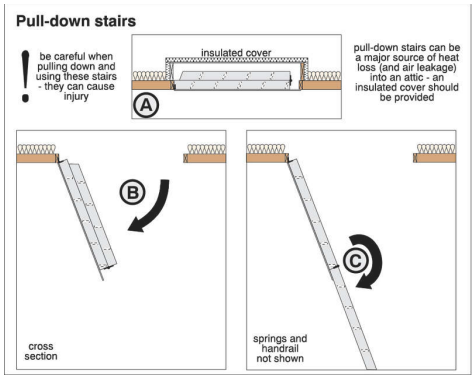
Maintenance Item, FYI, or Minor Defect

PULL DOWN STAIRS NOT INSULATED

The attic opening above 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.

Recommendation

Contact a qualified professional.



14.2.2 Attic Access

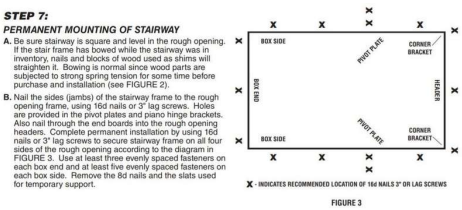
Recommendation

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 by a qualified person.

Recommendation

Contact a qualified professional.


STEP 7:
PERMANENT MOUNTING OF STAIRWAY

A. Be sure stairway is square and level in the rough opening. If the stair frame has bowed while the stairway was in inventory, nails and blocks of wood used as shims will straighten it. Bowing is normal since wood parts are subjected to strong spring tension for some time before purchase and installation (see FIGURE 2).

B. Nail the sides (jambs) of the stairway frame to the rough opening frame, using 16d nails or 3" lag screws. Holes are provided in the pivot plates and piano hinge brackets. Also nail through the end boards into the rough opening headers. Complete permanent installation by using 16d nails or 3" lag screws to secure stairway frame on all four sides of the rough opening according to the diagram in FIGURE 3. Use at least three evenly spaced fasteners on each box end and at least five evenly spaced fasteners on each box side. Remove the 8d nails and the slats used for temporary support.

FIGURE 3

14.4.1 Roof Structure / Framing

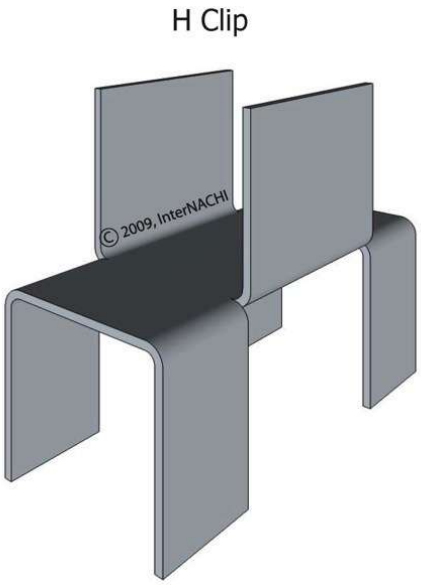
Maintenance Item, FYI, or Minor Defect

"H" CLIPS NOT PRESENT

"H" Clips were not present between the sheathing. Determining the need for "H" clips is beyond the scope of a home inspection as many variables come into play including, but not limited to: the thickness of the sheathing, the spacing of the truss/rafters, the requirements of the local municipality, etc. The use of "H" clips is generally good building practice as it strengthens the sheathing where the individual sheets adjoin one another, but more importantly allows for proper spacing between the sheets of sheathing allowing for expansion and contraction of the sheathing. Evaluation of the sheathing to determine their need is recommended by a roofing contractor or general contractor.

Recommendation

Contact a qualified roofing professional.



14.5.1 Insulation

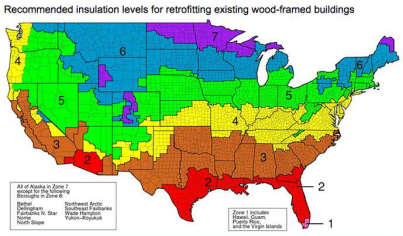
Recommendation

SPARSE COVERAGE IN AREAS

Some areas in the attic had less than the recommended amount of insulation present. Uniform insulation coverage is recommended for energy efficiency and comfort. The installation of additional insulation to achieve an R-39 rating throughout the attic is recommended by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.



Zone	Add Insulation to Attic		Floor
	Uninsulated Attic	Existing 3-4 Inches of Insulation	
1	R30 to R49	R25 to R30	R13
2	R30 to R60	R25 to R38	R13 to R19
3	R30 to R60	R25 to R38	R19 to R25
4	R38 to R60	R38	R25 to R30
5 to 8	R49 to R60	R38 to R49	R25 to R30

15: BASEMENT, CRAWL SPACE, & FOUNDATION

Information

Foundation Type
Basement Below Grade, Walk-Out Basement

Floor Structure Visual Obstructions
Insulation, HVAC Ductwork, Plumbing Pipes

Framing / Floor Structure: Floor Structure Materials
Wood I-Joists (engineered floor joists)

Subfloor: Subfloor Material
Not Visible

Foundation Walls: Foundation Wall Material
CMU Block

Floor Structure Support: Floor Structure Support Type(s)
Column(s)

Floor Structure Support: Column(s) Material
Steel

Floor Structure Support: Pier(s) Material
Not Present

Basement View(s)



Limitations

The referenced visual obstructions 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.

Insulation Between Joists

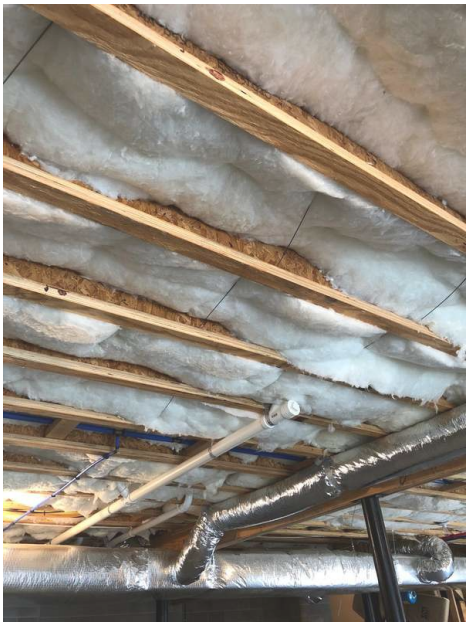
Insulation was present between the floor joists. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (framing). Portions of the plumbing, HVAC ductwork, and other items were also obscured. Inspection limited to visual portions only.

Moisture Presence: Moisture Infiltration Information - Basement

The basement area was inspected looking for signs of past or present water intrusion by inspecting visible portions of the walls and floors looking for moisture stains and/or other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection in the basement area unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into this area, and reading the sellers disclosure which would list such a condition.

Framing / Floor Structure: Floor Structure Information

Visible portions of the framing and floor structure was 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.



Subfloor: Subfloor Not Visible

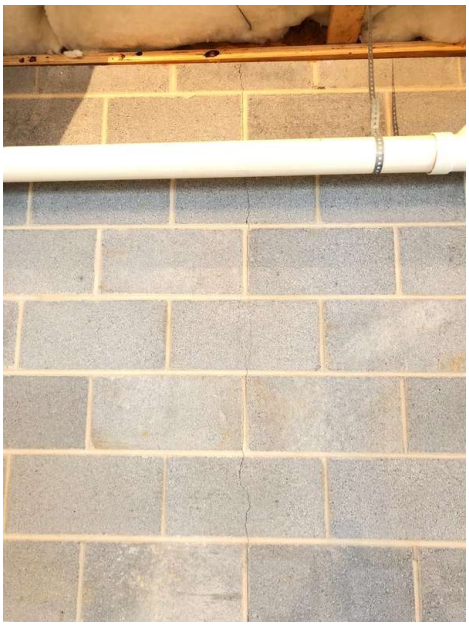
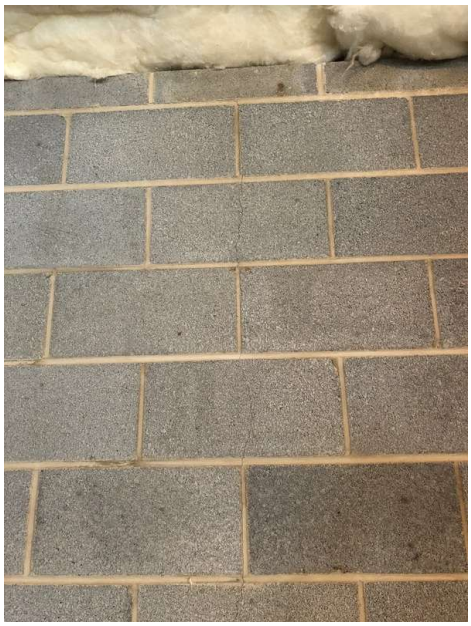
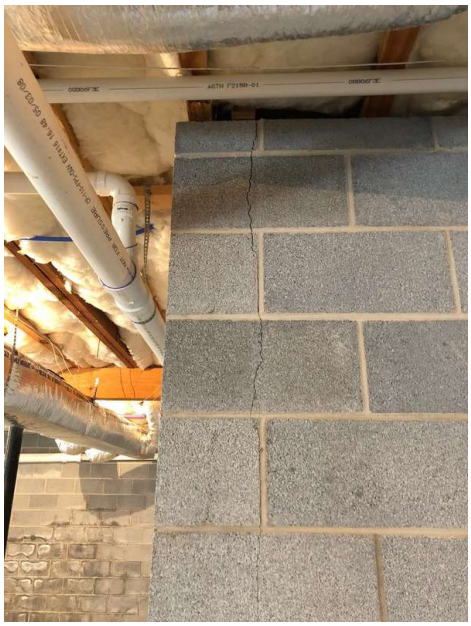
The subfloor was not visible for evaluation due to a lack of visual accessibility from referenced visual obstructions.

Foundation Walls: Foundation Walls Information

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

Foundation Walls: Settlement Cracking Present
Front of Home

Settlement cracking was present on the foundation walls in areas. The crack(s) appeared be within normal tolerances at the time of inspection. I recommend sealing the crack(s) and monitoring periodically for movement or expansion, with the understanding that if further movement is observed, repairs may be needed. If a concern, have a foundation contractor or structural engineer to evaluate.

Foundation Walls: Settlement Cracking Information/Limitations

Accurately addressing the severity of a crack is beyond the scope of a home inspection as I have no knowledge of how long the crack has been in place, whether or not it is has been recently active, and what conditions may have contributed to it's formation. I will report on the visual condition of the crack at the time of inspection. Only a foundation contractor or structural engineer (P.E.) utilizing special tools and equipment can determine the severity of a crack and they should be consulted as desired.

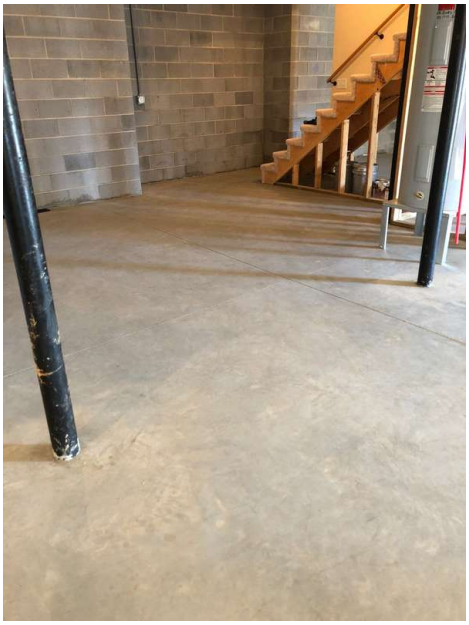
Any references to cracks on foundation walls below grade will need to be sealed at a minimum to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Floor Structure Support: Column(s) Information

Columns were present that supported the overhead floor structure. The column(s) appeared to be in satisfactory condition at visible portions, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.


Floor / Slab Condition: Slab Information

A concrete slab floor was present in the basement. No deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report.



Exterior Door: Satisfactory

The exterior basement entry door was functional. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

Insulation was in place between the floor joists. No deficiencies were observed unless otherwise noted in this report.

Stairs: Stairs Information

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

Recommendations

15.1.1 Moisture Presence

Recommendation

ELEVATED MOISTURE CONTENT PRESENT

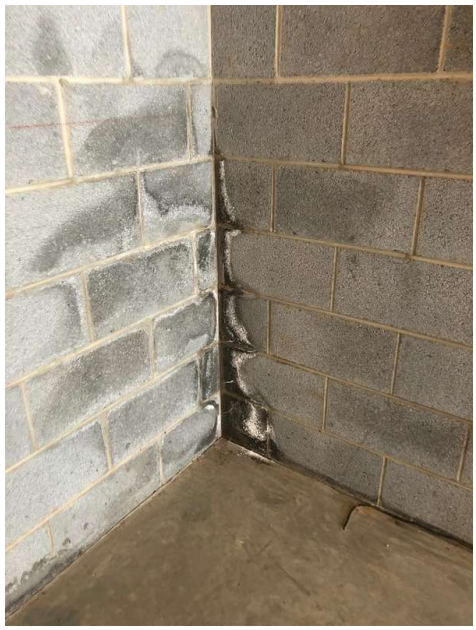
FRONT OF HOME, RIGHT SIDE OF HOME

Moisture intrusion / elevated moisture content was present on the foundation wall(s) in the areas of inadequate connections of downspouts to drain tubes, and from the downspout drain tube termination point on the right side of the home. These inadequate connections and termination point are presumed to be the sole cause of the moisture, but can not be wholly confirmed. Repairs to these connections and termination point are recommended. If a concern, evaluation is recommended by a foundation contractor with repairs made as needed to prevent moisture infiltration though the foundation walls.

Recommendation

Contact a foundation contractor.





15.9.1 Stairs

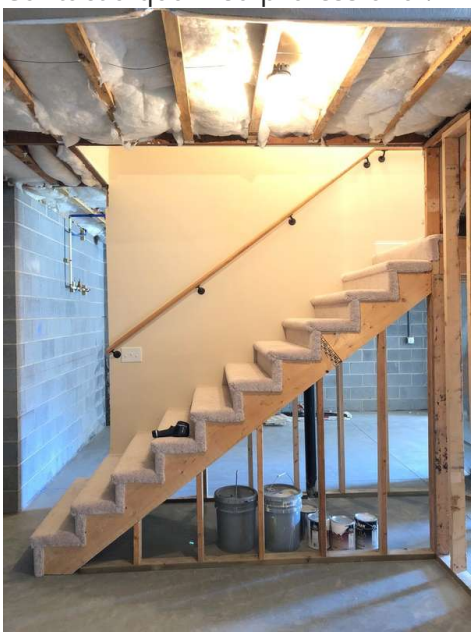
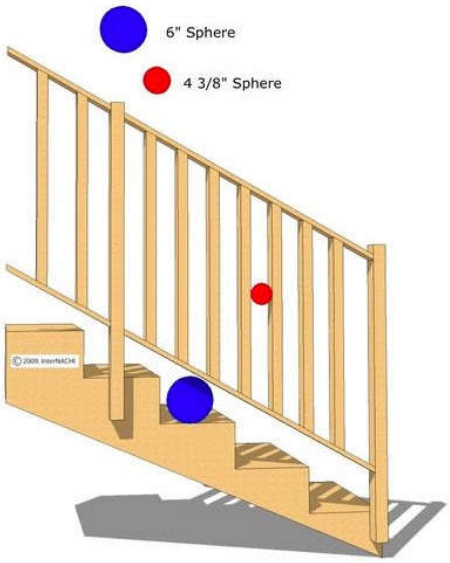
Recommendation

STAIR RAILING NOT PRESENT

Vertical stair railing was not present on the basement steps. Vertical stair railing with no more than 4 3/8 inch spacing between the balusters, is recommended for safety.

Recommendation

Contact a qualified professional.

16: RADON TESTING

Information

Radon Results: Radon Level

Greater Than 4.0 pCi/L

General: Radon Testing Information

A minimum of a 48 hour test was conducted using a radon monitor that tests for the presence of radon via a passive diffusion chamber utilizing alpha spectrometry to ascertain an hour by hour reading of the radon levels. These readings are averaged together to produce the 48 hour results.

If the levels are at or over 4.0 pCi/L the EPA recommends that the home has a mitigation system installed. More information about Radon can be found at the link below.

https://www.epa.gov/radon

Recommendations

16.2.1 Radon Results

Significant Defect

RADON TESTING - LEVEL EQUAL TO OR GREATER THAN 4.0 PCI/L

The 48 hour test average was 11.1 pCi/L. This is ABOVE the EPA recommended action level of 4.0 pCi/L. The EPA recommends that this home should have a mitigation system installed. Mitigation systems range in cost generally from 1200 - 2000 dollars, and can lower the radon concentration by up to 95% or more.

More information can be found by visiting the EPA's website linked to below.

https://www.epa.gov/radon

Recommendation

Contact a qualified professional.

17: FINAL CHECKLIST

Information

Oven Turned Off
Yes

Photo of Oven in Off Position

All GFCI Receptacles Reset?
Yes

Thermostat Leaving Setting
Heat, 57

All Lights Turned Off?
Yes

All Exterior Doors Locked?
Yes

Thermostat Initial Setting
Heat, 57, Off

Photo Of Thermostat When Leaving

STANDARDS OF PRACTICE

Inspection Details

Grounds
In accordance with the Tennessee Standards of Practice the home inspector**shall observe**: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.
The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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

Exterior
In accordance with the State of Tennessee Standards of Practice**the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.
The home inspector is not required to observe Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Kitchen
In accordance with the Tennessee Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.
The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)
In accordance with the Tennessee Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.
The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Interior Areas
In accordance with the Tennessee Standards of Practice **the home inspector shall observe**: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall**: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.
The home inspector is not required to observe Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Laundry
In accordance with the State of Tennessee Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.
The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

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, as well as a steel or fire rated door between the garage and living areas for fire safety. We 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. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

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

Plumbing
In accordance with industry standards **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe**: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.
The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical
In accordance with the State of Tennessee Standards of Practice **the home inspector shall observe**: Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe**: Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or 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
In accordance with the State of Tennessee Standards of Practice **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.
The inspector is not required to: move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Basement, Crawl Space, & Foundation
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, the crawl space access, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement / crawl space 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.

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