SUMMARY

1234 Main St.Knoxville TN 37918

Buyer Name

10/23/2018 9:00AM

Patrick Cloninger
TN Lic. 247
Pinpoint Home Inspections
865-705-0260
info@pinpointtn.com

This Summary outlines potentially significant issues from a cost, safety or urgency standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. The inspector assumes no liability for the omission of recommendations in the summary. Please read the complete document.

2.1.1 Grading, Vegetation, & Retaining Walls

NEGATIVE GRADE; SOIL, CORRECT

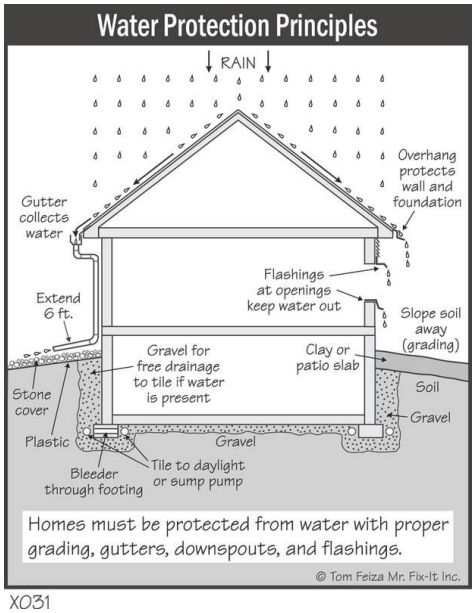
Deficiencies

REAR AND LEFT EXTERIOR

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

Recommendation

Contact a qualified professional.



XO31

Water protection

2.2.1 Driveway

DRIVEWAYS - NEED REPAIR

Deficiencies

RIGHT SIDE, EXTERIOR

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

Recommendation

Contact a qualified professional.


2.3.1 Sidewalks & Patios

SIDEWALK; NEEDS REPAIR

Deficiencies

FRONT, EXTERIOR

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

Recommendation
Contact a qualified professional.

2.5.1 Deck, Patio, Porch Covers

UNSTABLE OR SAGGING; EVALUATE OR REPAIR

Significant Deficiencies

FRONT PORCH

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

Recommendation
Contact a qualified professional.


2.6.1 Stairs

DOOR SWINGS OUT

Deficiencies

FRONT PORCH

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

Recommendation

Contact a qualified professional.

2.8.1 Exterior Walls & Trim

BRICK, STONE VENEER - CRACKS, DETERIORATION

Deficiencies

LEFT AND FRONT EXTERIOR WALLS

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

Recommendation

Contact a qualified professional.

2.8.2 Exterior Walls & Trim

CLEARANCE TO GRADE; OTHER SIDING

Deficiencies

REAR EXTERIOR WALL

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

Recommendation

Contact a qualified professional.

2.8.3 Exterior Walls & Trim

HOLES, GAPS

Deficiencies

REAR AND LEFT EXTERIOR WALLS

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

Recommendation
Contact a qualified professional.


2.8.4 Exterior Walls & Trim

VINYL SIDING, TRIM; DAMAGE OR DEFICIENCIES

Deficiencies

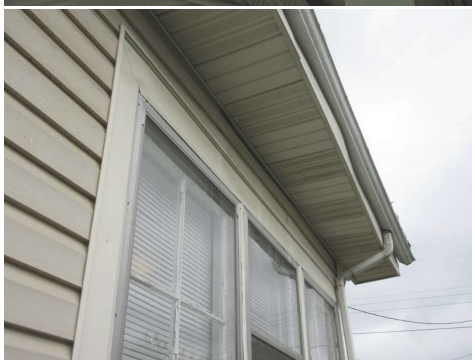
THROUGHOUT EXTERIOR WALLS

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

Recommendation
Contact a qualified professional.








3.1.1 Coverings

COMPOSITION - EXPOSED NAIL HEADS

Deficiencies

RIDGE

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

Recommendation

Contact a qualified professional.

3.2.1 Flashings

ROOF FLASHING

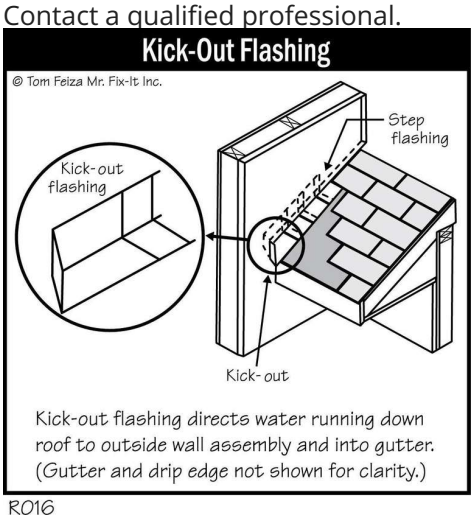
Deficiencies

VARIOUS

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

Recommendation

Contact a qualified professional.



RO16

One example of several

3.3.2 Gutters, Downspouts, & Extensions

DRAINAGE SYSTEM

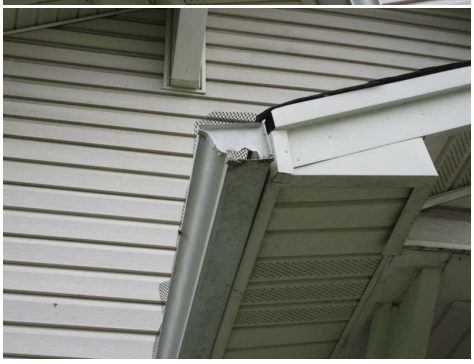
Deficiencies

FRONT, RIGHT, AND LEFT EXTERIOR

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

Recommendation
Contact a qualified professional.



4.2.1 Panels

LEGEND MISSING, SUBSTANDARD

Deficiencies

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

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

Recommendation
Contact a qualified electrical contractor.


4.2.2 Panels

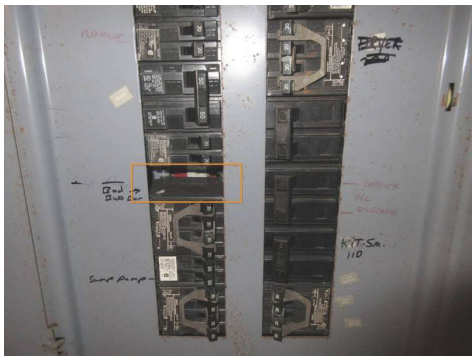
MISSING KNOCKOUT

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified electrical contractor.



4.2.3 Panels

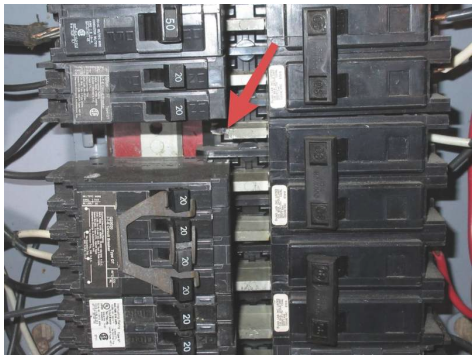
PANEL; DAMAGE

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified electrical contractor.



4.3.1 Wiring

EXPOSED

Deficiencies

BASEMENT STAIRWAY

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

Recommendation
Contact a qualified electrical contractor.

One example

4.3.2 Wiring

EXTENSION CORD

Deficiencies

KITCHEN

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

Recommendation
Contact a qualified electrical contractor.

4.3.3 Wiring

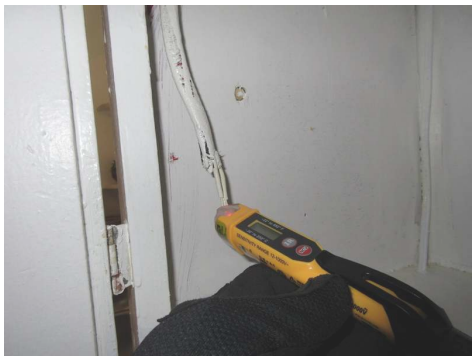
EXPOSED SPLICES OR ENERGIZED WIRING

Significant Deficiencies

KITCHEN CABINET

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

Recommendation
Contact a qualified electrical contractor.



4.3.4 Wiring

WIRING

Deficiencies

REAR EXTERIOR

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

Recommendation
Contact a qualified electrical contractor.

4.4.1 Receptacles

EXTERIOR; COVERS BROKEN

Deficiencies

LEFT AND RIGHT EXTERIOR WALLS

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

Recommendation
Contact a qualified electrical contractor.

4.4.2 Receptacles

GFCI; MISSING

Deficiencies

EXTERIOR, BATHROOM, AND KITCHEN

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

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

For more information, visit:

GFCI

Recommendation
Contact a qualified electrical contractor.

4.4.3 Receptacles

Deficiencies

HOT-NEUTRAL REVERSE

DINING ROOM

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

RPR

Recommendation
Contact a qualified electrical contractor.

4.4.4 Receptacles

Deficiencies

OPEN GROUND - REWIRE OR REPLACE WITH 2-SLOT

THROUGHOUT

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

Recommendation

Contact a qualified electrical contractor.


Examples

4.4.5 Receptacles

PAINT IN SLOTS

Deficiencies

VARIOUS

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

Recommendation

Contact a qualified electrical contractor.

4.4.6 Receptacles

SCORCHED

Deficiencies

FRONT BEDROOM; ADJACENT TO LIVING ROOM

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

Recommendation

Contact a qualified electrical contractor.


4.4.7 Receptacles

FLOOR RECEPTACLES; IMPROPER COVERS

Deficiencies

DINING ROOM AND LIVING ROOM

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

Recommendation
Contact a qualified professional.


One example

4.7.1 Doorbell

DOORBELL; INOPERABLE

Deficiencies

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

Recommendation
Contact a qualified professional.

4.8.1 Smoke and CO alarms

OVER 10 YEARS OLD

Deficiencies

THROUGHOUT

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

Recommendation
Recommended DIY Project

4.8.2 Smoke and CO alarms

NONE - CO ALARMS

Deficiencies

THROUGHOUT

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

Recommendation
Contact a qualified professional.

5.1.1 Heating Equipment

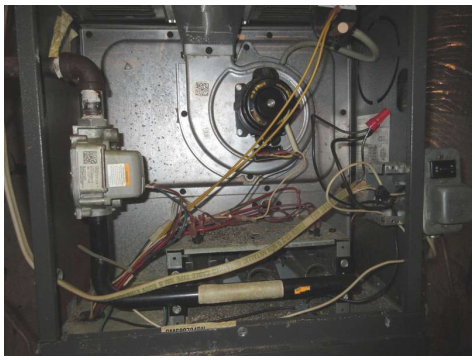
BURNERS; CHAMBER DETERIORATION

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified heating and cooling contractor



5.2.1 Flue or Vent

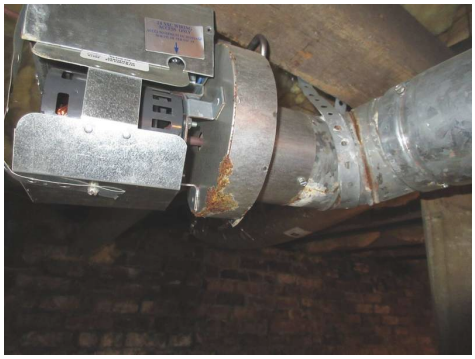
FLUE CORROSION

Significant Deficiencies

BASEMENT

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

Recommendation
Contact a qualified heating and cooling contractor



5.3.2 Air-Conditioning or Heat Pump

CONDENSATE TUBE; BLOCKAGE

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified professional.

5.5.1 Electric Heat (not forced air)

Deficiencies

WALL HEATER; INOPERABLE

KITCHEN

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

Recommendation
Contact a qualified professional.

7.1.1 Water Heater

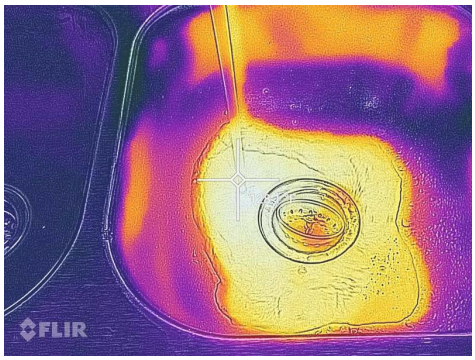
Deficiencies

TEMP; > 120

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

SCALD

Recommendation
Recommended DIY Project



7.1.2 Water Heater

Deficiencies

TPRV EXTENSION; TERMINATES >6" ABOVE FLOOR

BASEMENT STAIRWAY

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

TPRVALVE

Recommendation
Contact a qualified professional.

7.1.3 Water Heater

DRIP PAN; INSUFFICIENT OR DAMAGED

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified professional.

7.5.1 Sinks

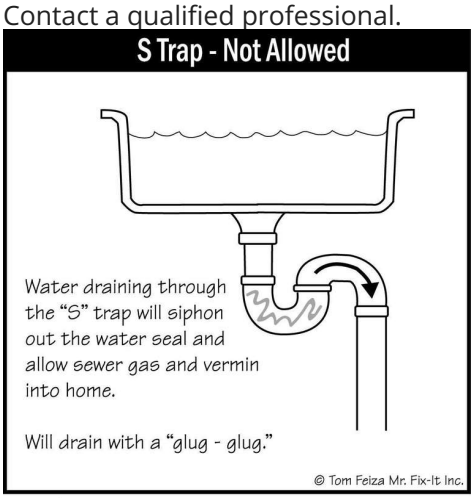
S-TRAP

Deficiencies

KITCHEN

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

Recommendation
Contact a qualified professional.



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7.10.1 Sump Pump

SUMP COVER; GAPS OR HOLES

Deficiencies

CRAWLSPACE

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

Recommendation
Contact a qualified professional.

8.2.1 Floors

FLOORS NOT LEVEL

Significant Deficiencies

VARIOUS

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

Recommendation
Contact a qualified professional.

8.5.1 Windows & Skylights

WINDOWS; POOR CONDITION

Deficiencies

INTERIOR/EXTERIOR, THROUGHOUT

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

Recommendation
Contact a qualified professional.

8.8.1 Stairs/Handrails/Gaurdrails

STAIRCASE; OLD UNSTABLE OR DAMAGED

Deficiencies

BASEMENT

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

Recommendation
Contact a qualified professional.


9.1.1 Range/Cooktop/Oven

NO ANTI-TIP BRACKET

Deficiencies

KITCHEN

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

Recommendation
Contact a qualified handyman.

10.4.1 Bathroom & Laundry Ventilation

NO EXHAUST FAN WITH SHOWER, TUB

Deficiencies

HALLWAY BATHROOM

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

Recommendation
Contact a qualified professional.

11.4.1 Roof Structure

EXTERIOR STRUCTURE; VISIBLE SAGGING OR RAISED AREAS

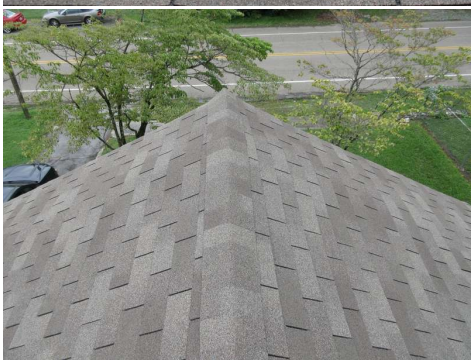
Significant Deficiencies

ROOF STRUCTURE

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

Recommendation
Contact a qualified structural engineer.




11.5.1 Floor Substructure

FLOOR JOIST; DAMAGE

Significant Deficiencies

BASEMENT, CRAWLSPACE

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

Recommendation
Contact a qualified professional.



11.5.2 Floor Substructure

FLOOR SUPPORT; DEFICIENCIES

Significant Deficiencies

BASEMENT, CRAWLSPACE

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

Recommendation
Contact a qualified structural engineer.

11.6.1 Crawlspaces & Basements

WATER INTRUSION; ACTIVE

Deficiencies

BASEMENT, BEHIND STAIRCASE

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

Recommendation
Contact a qualified professional.

11.6.2 Crawlspaces & Basements

VAPOR BARRIER; MISSING OR GAPS

Deficiencies

CRAWLSPACE

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

Recommendation
Contact a qualified professional.

11.6.3 Crawlspaces & Basements

EVIDENCE OF INSECTS/PESTS

Deficiencies

BASEMENT, CRAWLSPACE

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

Recommendation

Contact a qualified professional.