



SUMMARY

1234 Main St. Loudon TN 37774

Buyer Name
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Service



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2.2.1 Surfaces

SURFACE BLEMISHES



VARIOUS LOCATIONS

There are blemishes in the surface at several areas around the home (primarily on the front wall - west side facing directional weather). The blemishes are in the surface of the shutters and trim pieces. Wood surfaces should be repaired and painted to discourage deterioration. The blemishes on the trim pieces are mainly aesthetic and can be replaced as desired.

Recommendation

Contact a qualified siding specialist.



2.4.1 Exterior Doors

WEAK STAIN ON DOORS



FRONT EXTERIOR DOORS

The stain is weak on the front exterior doors. This is normal to occur, especially for doors facing west and exposed to sunlight. The doors can be re-stained as desired.

Recommendation

Contact a qualified painter.



2.5.1 Deck

MISCELLANEOUS DECK CONCERNS



DECK

There were some concerns with the deck that are primarily aesthetic concerns and do not affect functionality.

- The trim board along the outer perimeter of the deck is weathered. Re-painting the board can help to discourage deterioration.
- Some of the rails are scuffed (caused by pet/s).
- The surface is not level along the outer edge. There were visible issues with the framing below the outer end.

These items do not affect functionality or integrity and can be repaired or addressed as desired.

Recommendation

Contact a qualified deck contractor.



2.5.2 Deck

LEDGER NOT BOLTED

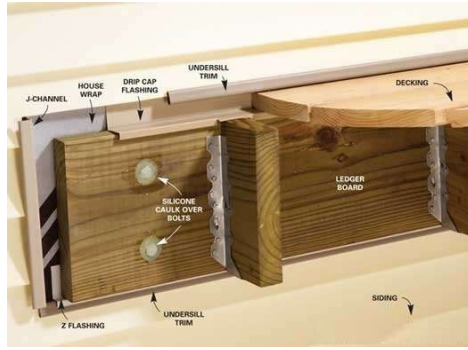


DECK

There were no visible bolts attaching the deck ledger to the home. Consult with a reputable deck company to add bolts to the ledger board where attached to the home for best integrity.

Recommendation

Contact a qualified deck contractor.



3.2.1 Overhead Door

DOOR PANEL BENT AND LOCK ARM IS LOOSE



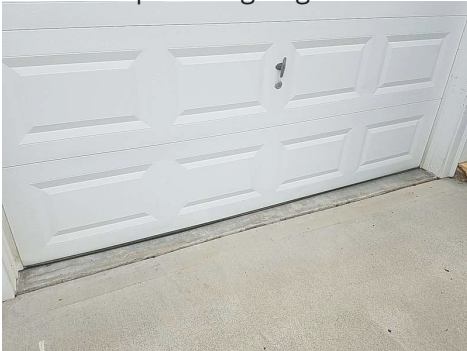
RIGHT HAND GARAGE DOOR

The right hand garage door is bent (bottom panel). This does not affect functionality of the door. The panel can be replaced as desired.

In addition, the lock bar is disconnected on the left door. The lock mechanism should be adjusted so that the bar is properly secured.

Recommendation

Contact a qualified garage door contractor.



4.3.1 Stairs and Railings

CONCERNS AT STONE STAIRS



FRONT PORCHES

Some of the stones are loose at the porches on the front of the home. In addition, there are cracks in the mortar between the stones at various locations. All loose stones should be properly secured and any open joints in the mortar should be sealed to discourage further deterioration.

Recommendation

Contact a qualified masonry professional.



4.4.1 Grading and Drainage

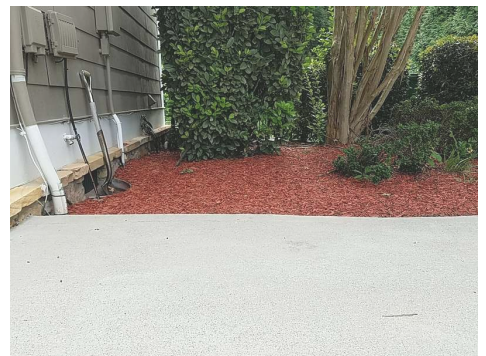
NEGATIVE GRADING

RIGHT SIDE AND FRONT LEFT

Areas of the soil do not maintain proper slope away from the foundation. This could allow surface water to flow towards the foundation. All areas of the soil around the home should slope away from the foundation to encourage proper drainage away from the structure. If proper grading cannot be achieved, alternative means of drainage may be necessary (surface drain, french drain, etc.).

Recommendation

Contact a qualified grading contractor.



4.5.1 Patio

LOOSE PAVERS

REAR LAWN

Some of the pavers are loose along the edge of the patio. This is a potential trip hazard. I recommend all pavers be properly secured.

Recommendation

Contact a qualified general contractor.



4.7.1 Fence

DAMAGE TO FENCE BOARDS

PRIVACY FENCE AROUND HVAC EQUIPMENT

 Low Level Concern

Some of the boards are beginning to rot on the privacy fence around the HVAC equipment. The boards can be repaired or replaced as necessary.

Recommendation
Contact a qualified handyman.



4.7.2 Fence

LOOSE STONES ON COLUMNS

REAR LAWN

 Concern

The stonework is incomplete on the columns for the fence. Some of the stones have come loose and there is no mortar between the stones.

Recommendation
Contact a qualified masonry professional.



5.2.1 Service Entrance

CONDUIT DISCONNECTED FROM METER

RIGHT SIDE

 Concern

The conduit around the incoming electrical line has come disconnected at the bottom of the meter base.

Recommendation
Contact a qualified electrical contractor.



5.3.1 Distribution Panel

DOUBLE TAPPED NEUTRAL

MAIN PANEL BOX IN GARAGE

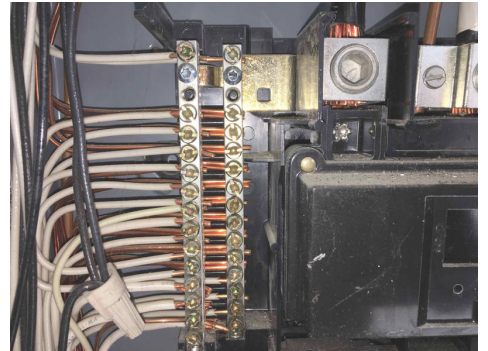
The electrical panel has neutral wires present that are sharing a terminal with other wires. Grounded (neutral) conductors are to be isolated (not sharing a terminal with any other conductor).

This item does not affect functionality of the system and can be repaired as necessary (in context with other electrical repairs that may be performed).

[Click here](#) for further information regarding this item.

Recommendation

Contact a qualified electrical contractor.



5.4.1 Branch Wiring

EXTERIOR WIRE NOT IN CONDUIT

BELOW THE DECK

The wire at the listed location is not contained in conduit. This may result in damage to the wire and is a potential shock hazard if the wire is damaged. I recommend all exterior wires be contained in protective conduit.

Recommendation

Contact a qualified electrical contractor.



5.5.1 Fixtures

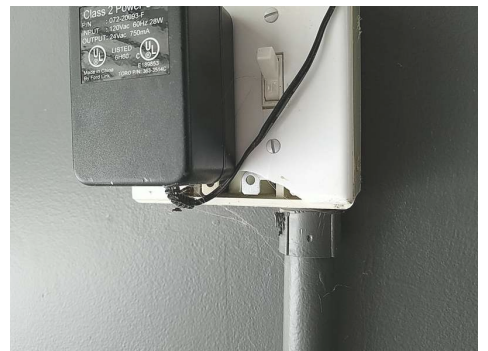
COVER PLATES DAMAGED

GARAGE

Cracked / broken cover plates were observed on the electrical fixtures. NOTE: I recommend replacing damaged covers.

Recommendation

Contact a qualified handyman.



5.5.2 Fixtures

LIGHT FIXTURE LOOSE

Concern

UPPER LEVEL STORAGE AREA

The light fixture is loose / not properly secured at the listed location. Necessary repairs should be performed to secure the light.

Recommendation
Contact a qualified handyman.

5.5.3 Fixtures

LIGHT NOT WORKING PROPERLY

Low Level Concern

GUEST BEDROOM CLOSET

The fluorescent lights in the guest bedroom closet and garage are not working. I suspect the bulb or the ballast is bad and should be replaced.

In addition, the cover has been removed from one of the lights in the garage and the cover is broken on the other light in the garage. The covers can be replaced.

Recommendation
Contact a qualified handyman.



5.7.1 Smoke Detectors

NOT SECURED PROPERLY

Concern

FRONT BEDROOM AND LOFT

The smoke detector at the listed location is not properly secured into place. All detectors should be secured to the wall or ceiling and should be functional.

Recommendation
Contact a qualified handyman.



7.3.1 Water Supply Piping

CORROSION ON PIPING

Concern

MAIN INCOMING LINE IN THE CRAWLSPACE (BELOW THE POCKET KITCHEN)

There is corrosion on the water piping at the listed location. The affected pipe should be replaced to ensure prevent undetected leaks.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Kitchen Sink

FAUCET TO BE REPLACED

Concern

KITCHEN SINK

The kitchen sink faucet is broken. A new faucet is intended to be installed prior to closing.

Recommendation

Contact a qualified plumbing contractor.



7.6.1 Bathrooms

TOILET LOOSE / NOT SECURED

Concern

UPPER LEVEL BATHROOMS

The toilet is not secured tightly to the floor at the listed location. This raises potential for leaks at the seal. Necessary repairs should be made to secure the toilet and ensure there are no leaks or underlying concerns.

Recommendation

Contact a qualified plumbing contractor.



7.6.2 Bathrooms

TOILET - WATER RUNS

UPPER LEVEL BATHROOM (REAR)

The water continuously runs at the toilet at the listed location. The internal components will need to be repaired / replaced.

Recommendation

Contact a qualified plumbing contractor.



7.9.1 Jacuzzi Tub

NO ACCESS PANEL LOCATED

MASTER BATHROOM

There was no access panel located for the Jacuzzi tub motor. There should be access to the motor for servicing and maintenance.

Recommendation

Contact a qualified professional.



8.2.1 Doors

BALL CATCH BROKEN

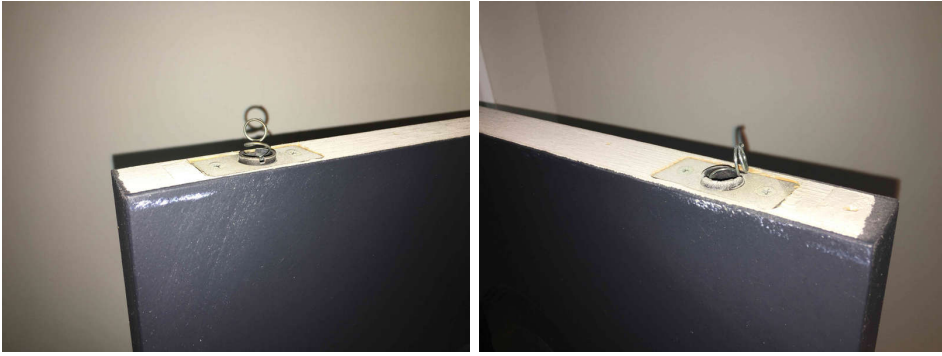
MASTER BATH

The ball hinge is broken on the door in the master bathroom. The hinge will need to be repaired / replaced.

Recommendation

Contact a qualified door repair/installation contractor.





8.2.2 Doors

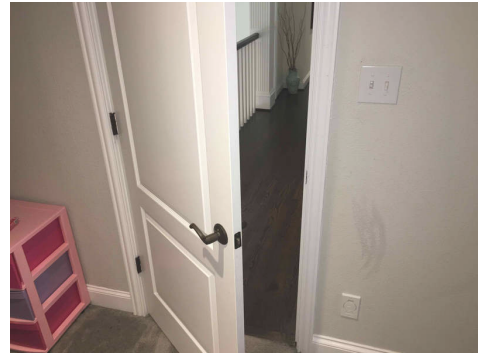
DOOR ADJUSTMENTS

VARIOUS LOCATIONS

There are various doors that need to be adjusted (doors rub casings, do not latch, etc.). This typically requires adjustments with the hinges.

Recommendation

Contact a qualified handyman.



8.5.1 Floors

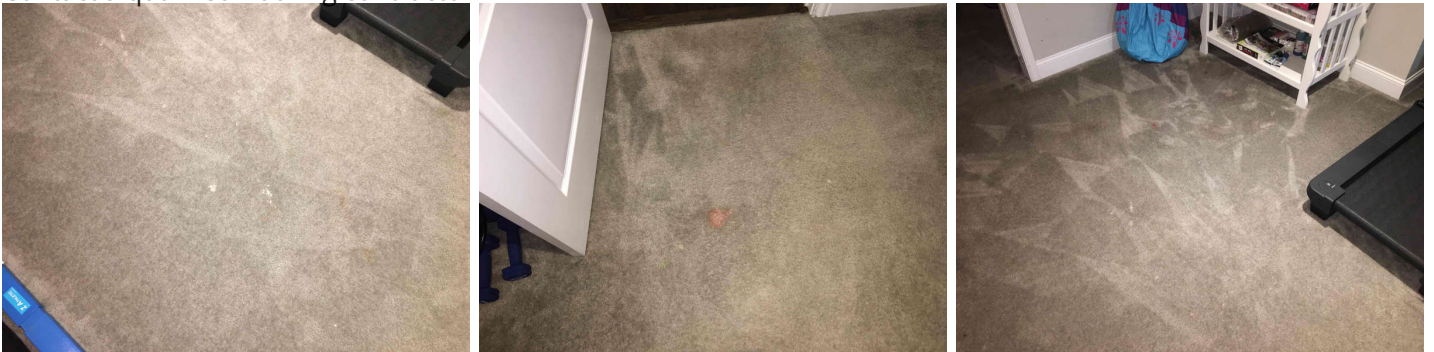
CARPET STAINS

VARIOUS LOCATIONS

The carpet is stained at various locations. The carpet can be cleaned or replaced as desired. NOTE: Some stains may not be able to be removed.

Recommendation

Contact a qualified flooring contractor



8.7.1 Countertops & Cabinets

COUNTER TOP NOT SECURED

KITCHEN

The counter top is not secured to the cabinet above the dishwasher. The counter should be properly secured.

Recommendation

Contact a qualified countertop contractor.





9.2.1 Central System

CONDENSATE DRAIN CONCERN



ATTIC

The condensate drain tube is connected to the plumbing vent pipe in the attic. The tube is kinked where connected into the vent pipe, which raises concern for the line to clog and crack. In addition, the drain tube does not have a proper fitting where attached to the vent pipe.

Contact a reputable plumbing company to make necessary repairs to the piping for best functionality and to prevent future concern.

Recommendation

Contact a qualified plumbing contractor.



9.3.1 Ducts

DUCT INSULATION IS LOOSE / TORN



ATTIC AND ONE AREA OF THE CRAWLSPACE

The insulation is loose / torn on sections of the air ducts at the listed locations. The insulation on the ducts should be repaired.

Recommendation

Contact a qualified HVAC professional.





9.4.1 Fireplace

RECOMMEND CLEANING

FIREPLACE

I recommend having the fireplace flue professionally cleaned / swept.

Recommendation

Contact a qualified fireplace contractor.



9.5.1 Gas Service and Piping

CSST PIPE BONDING

VISIBLE IN CRAWLSPACE

There is CSST gas piping routed in the home. This type of piping is required to be bonded to the main grounding system. You can read more about this type of piping at [this link](#). I recommend contacting a licensed electrician to verify the piping is properly bonded to the main grounding system as suggested by the pipe manufacturer.

NOTE: All electrodes used must be bonded together into one common grounding electrode system. A separate grounding electrode and grounding system cannot be established just for the fuel gas piping system.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Flashings and Penetrations

FLASHING CONCERNS

METAL ROOF AT REAR

The bottom edge of the metal is loose at the rear of the home. The metal should be properly repaired to prevent leaks.

Recommendation

Contact a qualified roofing professional.



10.5.1 Roof Drainage Systems

SIGNS OF OVERFLOW

VARIOUS LOCATIONS AROUND HOME

There are signs of gutter overflow. The gutters should be properly cleaned and maintained to ensure water is diverted away from the sides of the home and the foundation.

Recommendation

Contact a qualified gutter contractor



10.6.1 Chimney

SEAL OPEN JOINTS

REAR SIDE OF ROOF

The open joints in the mortar on the chimney should be sealed to discourage water entry and further deterioration.

Recommendation

Contact a qualified chimney contractor.



11.3.1 Insulation

WEAK / NO INSULATION OVER AREA

VARIOUS LOCATIONS IN ATTIC

There are areas in the attic that are not properly insulated. This will reduce energy efficiency. I recommend adding or repairing the missing or weak insulation so that all areas are properly insulated for best efficiency. NOTE: current standard for attic insulation is R38.

Recommendation

Contact a qualified insulation contractor.





12.2.1 Crawlspace

EVIDENCE OF HUMID CONDITIONS



CRAWLSPACE

There is fungus on the framing at various locations in the crawlspace. This is an indication of elevated humidity / moisture levels. I recommend contacting an environmental contractor for further review and for possible methods of correction (removal and treatment of the fungus) and prevention (addressing the cause of elevated humidity levels).

[Click here](#) for further information regarding common crawlspace conditions.

Recommendation

Contact a qualified environmental contractor



12.3.1 Framing

DAMAGED FRAMING



MASTER BATHROOM

There was water leaking from the floor system below the master bathroom shower stall at the time of this inspection. The framing below the shower is saturated and there is deterioration to the wood. I recommend contacting a reputable contractor to make all necessary repairs to the shower and framing.

Recommendation

Contact a qualified general contractor.



12.4.1 Foundation Walls

MOISTURE ON FOUNDATION WALLS



Concern

VARIOUS LOCATIONS

There were isolated areas in the crawlspace that were stained by moisture (some moisture was present during this inspection).

This appears to be the result of gutter overflow and some areas of the ground not sloping away from the structure. Operation of the irrigation system can also be a culprit.

I recommend making necessary effort to divert water away from the foundation. Keep the gutters maintained so that water from the roof will be diverted away from the structure. Adjusting the soil in the flower beds could help to divert surface water away from the structure.

Recommendation

Contact a qualified professional.

