



## SUMMARY

1234 Main St.Chattanooga TN 37421

Buyer Name  
07/01/2018 9:00AM

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Potts Home Inspections, LLC

### 2.2.1 Roof Drainage Systems

#### DEBRIS



Maintenance Item, FYI, or Minor Defect

Debris has accumulated in the gutters. Recommend cleaning to help facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation  
Recommended DIY Project

### 2.2.2 Roof Drainage Systems

#### DOWNSPOUTS DRAIN NEAR HOUSE



Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation  
Contact a qualified roofing professional.



### 2.2.3 Roof Drainage Systems

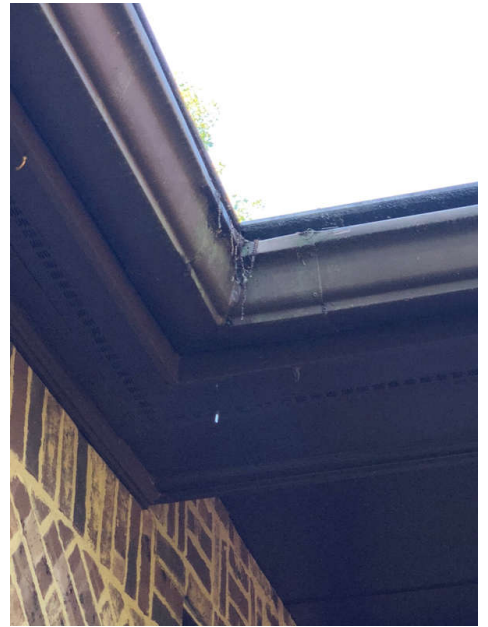
#### GUTTER DAMAGED



Recommendation

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation  
Contact a qualified roofing professional.



Leaking Corner Gutters (Multiple)

## 2.2.4 Roof Drainage Systems

### GUTTER LEAKAGE



Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

#### Recommendation

Contact a qualified roofing professional.



Moss Growing In Leak



Back Door



Back Left

## 2.4.1 Chimneys & Other Roof Penetrations

### PLUMBING VENT BOOT



Plumbing boot shows signs of wear and age. Recommend that you monitor and be advised from roofing contractor on best way to waterproof and fix.

Recommendation  
Contact a qualified professional.



Back

3.1.1 Siding, Flashing & Trim  
**CRACKING - MINOR**



Maintenance Item, FYI, or Minor Defect

Siding showed minor cracking in one or more places. Minor cracks / holes (14 or less) were present in siding. These should be sealed to prevent water infiltration. This is a result of soil changes, differential settlement and temperature changes, and are typical in homes of this age. Recommend periodic monitoring and evaluation.

Recommendation  
Recommended DIY Project



Back Door

3.1.2 Siding, Flashing & Trim  
**CRACKING - MODERATE**



Recommendation

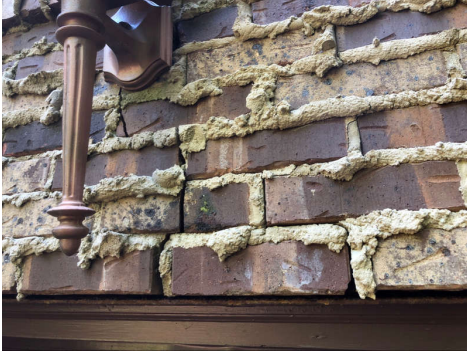


Moderate to major cracking was observed at one or more points on the exterior. Moderate cracks (14" to 34") were present in exterior siding. These may be a structural concern and deem further inspection.

*Recommend an evaluation by a qualified geotechnical and/or structural engineer to evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure.*

Recommendation

Contact a qualified structural engineer.



### 3.1.3 Siding, Flashing & Trim

#### **CRACKING - MAJOR**

 Recommendation

Moderate to major cracking was observed at one or more points on the exterior. Measured at 34 or more Major cracks/holes (more than 34 wide) present in the siding. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil.

*Recommend an evaluation by a qualified geotechnical and/or structural engineer to evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure.*

Recommendation

Contact a qualified structural engineer.





3.1.4 Siding, Flashing & Trim

**MILDEW/ALGAE**

Recommendation

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation  
Contact a qualified professional.



3.1.5 Siding, Flashing & Trim

**UNDERSIZED LINTEL**

Recommendation

Lintels above some of the front windows are undersized and have bowed. *Recommend contacting Masonry Contractor to evaluate and repair.*

Recommendation  
Contact a qualified masonry professional.



3.3.1 Walkways & Driveways

**WALKWAY - TRIP HAZARD**

Recommendation

Trip hazard was noted in the walkway. Rear brick walkway shows signs of settling with soil movement. Recommend contractor to level and grade properly so water dispersed away from the house.

Recommendation  
Contact a qualified professional.



### 3.3.2 Walkways & Driveways

#### **WALKWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed. Cracks of this type are typical of the area and can be a minor trip hazard. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



### 3.4.1 Decks, Balconies, & Porches

#### **DECK/PORCH NO RAILING**

 Recommendation

FRONT PORCH

Measure the height of the elevated floor level. All decks and porches, including those with insect screening, landings, balconies, mezzanines, galleries, ramps, or raised floor surfaces located more than 30 inches (US), above the floor or ground should have guards. *Recommend contacting Handyman/Contractor to discuss options.*



Recommendation  
Contact a qualified professional.



3.5.1 Steps

### STAIRS - EXCESS WATER DAMAGE

Recommendation

Water damage was noted at the stairs. This may be due to incorrect gutter installation. *Recommend gutter contractor to evaluate and remedy.*

Recommendation  
Contact a qualified gutter contractor



3.7.1 Grading & Drainage  
**NEGATIVE GRADING**

Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Grade must fall a minimum of 6in within the first 10ft or to a swale when 10ft is not available.

[Here is a helpful article](#) discussing negative grading.

Recommendation  
Contact a qualified landscaping contractor



3.8.1 Vegetation

**OVERHANGING TREES**

 Recommendation

Multiple trees were noted overhanging the property. Recommend contacting a tree service or arborist to evaluate and remove potential hazards.

Recommendation

Contact a qualified tree service company.



Front Left



Left

4.1.1 Foundation

**IMPROPER CONSTRUCTION PRACTICES**

 Recommendation

FOUNDATION / CRAWLSPACE

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Multiple places had revealed in-field support and repair jobs to the foundation. The mix of long-term replacements with short-term fixes can reveal a large issue and should be looked into by an expert in that field. Due to the overwhelming number of post construction supports - not all of the photos show all of the *new* footings/piers.

*Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.*

Recommendation

Contact a qualified structural engineer.







#### 4.3.1 Crawlspace

### VAPOR BARRIER - DAMAGED

#### CRAWLSPACE

Vapor Barrier is missing in sections or incomplete/unfinished. Vapor Barriers effectiveness is limited if they do not fully cover the area of a crawlspace. *Recommend contacting foundation/waterproofing specialist to protect entire space.*

Recommendation

Contact a qualified professional.



#### 4.3.2 Crawlspace

### WET SOIL

#### CRAWLSPACE



Soil in the crawlspace was damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls. *You should ask the seller for any information they can provide about this condition.*

Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.

*Recommend taking action to identify the source of the moisture intrusion and correct the condition.*

Recommendation

Contact a qualified professional.





### 4.3.3 Crawlspace

## MOLD

### CRAWLSPACE

Recommendation

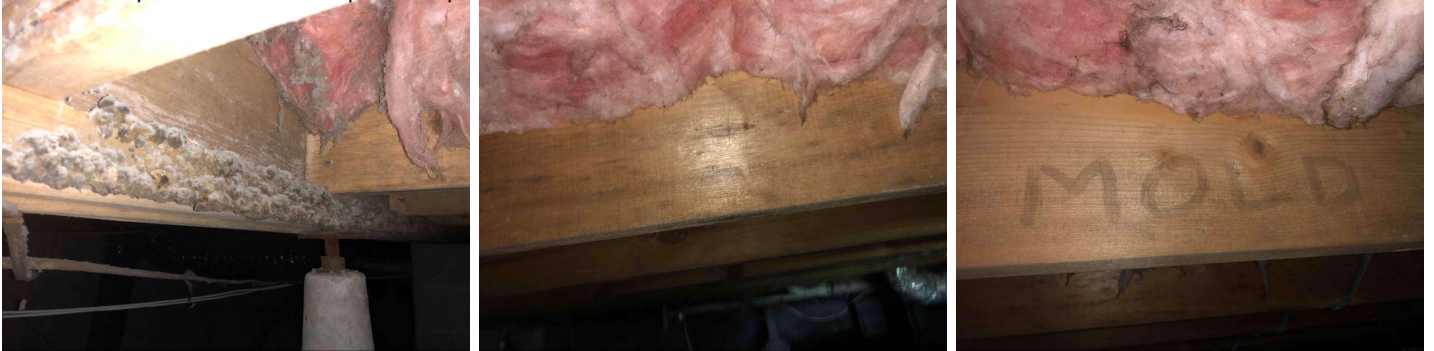
Evidence of Mold and mold spores were noted during the inspection.

Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

*Recommend Mold Mitigation company assess the extent of the issue and provide remedy on removing active spores.*

#### Recommendation

Contact a qualified mold inspection professional.



### 5.1.1 General

## NOT COOL ENOUGH

Recommendation

Inadequate temperature differential. Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an oversized fan, or a deficient return air system.

As the house has two separate systems; a package unit and a split system. An evaluation should be done to see which of these systems wasn't operating optimately. **One unit tested an acceptable temperature differential, the other did not.**

*A qualified heating and cooling contractor should evaluate and repair as necessary.*

#### Recommendation

Contact a qualified HVAC professional.



5.3.1 Condensing Unit

**VEGETATION CLOSE**

 Recommendation

Vegetation such as trees, shrubs and/or vines are too close to the outdoor condensing unit. Standard building practices require that there be at least 12 inches of clearance on all sides and at least four to six feet above. Inadequate clearances around the condensing unit can result in reduced efficiency, increased energy costs and/or damage to equipment. Vegetation should be pruned and/or removed as necessary to maintain these clearances.

Recommendation

Contact a qualified landscaping contractor



5.5.1 Duct Work

**BROKEN/DISCONNECTED**

 Recommendation

One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.

Recommendation

Contact a qualified HVAC professional.



5.5.2 Duct Work

**INSULATION DETERIORATED**

 Recommendation

Insulation on one or more heating/cooling ducts in unconditioned spaces is damaged and/or deteriorated. A qualified contractor should evaluate and replace insulation and/or ducts as necessary and as per standard building practices.



Recommendation  
Contact a qualified HVAC professional.



6.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

### NO DRIP PAN

No drip pan was present. Where a leak from a water heater tank would cause damage, a pan is required. The pan should be galvanized steel, aluminum, or plastic. A plastic pan must not be installed under a gas-fired water heater tank. The pan must be drained by an indirect waste pipe and should terminate over an indirect waste receptor, or should extend to the exterior and terminate between 6 and 24 inches of the ground surface.

Recommend installation by a qualified plumber.

Recommendation  
Contact a qualified plumbing contractor.



6.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

### TPR VALVE - NO DRAINPIPE

LAUNDRY ROOM

TPR Valves are required to have a drainpipe of approved materials that can withstand high temperatures and must be no smaller than 3/4" with no bends reductions all the way to within 6" of the ground. For an article about TPR Valve requirements please read from my Home Inspection Articles Page - [TPR Valves](#)

*Recommend a licensed plumber, qualified professional or handyman to add the correct drainpipe.*

Recommendation  
Contact a qualified plumbing contractor.



Incorrect TPR Valve

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6.5.1 Drain, Waste, & Vent Systems

**SINK - POOR DRAINAGE**

UPSTAIRS HALLWAYS BATHROOM

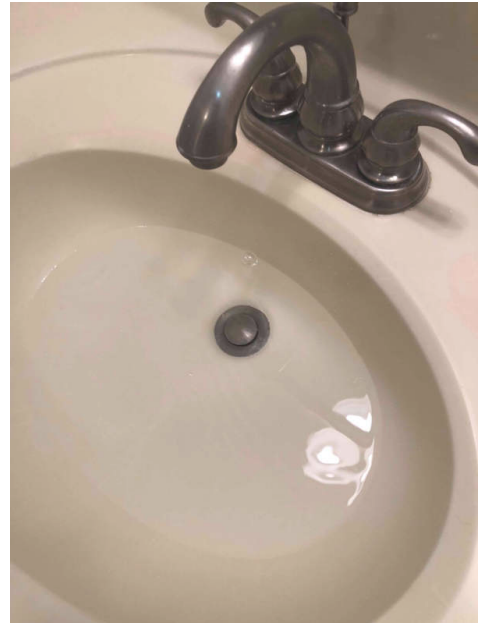
Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



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6.8.1 Bathroom

**SINK PLUG - NOT WORKING**

DOWNSTAIRS BATHROOM

The automatic plug in the vanity is not working as it should. Recommend a DIY or contractor to update and remedy.

Recommendation

Contact a handyman or DIY project



Recommendation





Downstairs Bathroom

6.9.1 Master Bathroom

**SHOWER DOOR CLEARANCE**

 Recommendation

The shower door clearance was not large enough, as the handle kids up against the drywall and is a potential to bust through the wall above light switches. *Recommend calling a licensed contractor to evaluate and remedy.*

Recommendation  
Contact a qualified general contractor.



7.1.1 Service Entrance Conductors

**OVERHEAD LINES - VEGETATION**

 Recommendation

Vegetation is close to the electrical supply lines. Your electrical service provider is responsible for any cables and vegetation removal to your drip loop service connection. Recommend contacting EPB and requesting vegetation trim trees/branches back to prevent power outages.

Recommendation

Contact a qualified professional.



7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



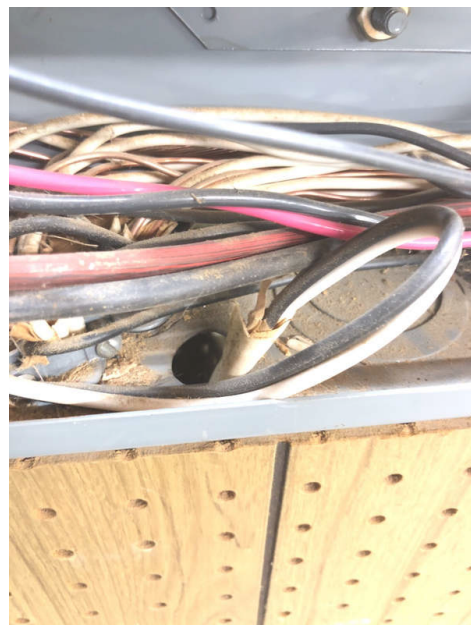
Recommendation

### **BUSHING MISSING / LOST**

**One or more bushings were missing or loose from where wires enter holes in panel. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edge of the hole(s). Recommend that a qualified electrician install or repair bushings where necessary.**

Recommendation

Contact a qualified electrical contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

### **OPEN GROUND**

Testing revealed ungrounded 3 prong outlets; change to 2, or establish ground. *Recommend a certified electrician evaluate.*

Recommendation

Contact a qualified electrical contractor.



Recommendation





Sunroom - Switch Activated

### 7.3.2 Branch Wiring Circuits, Breakers & Fuses

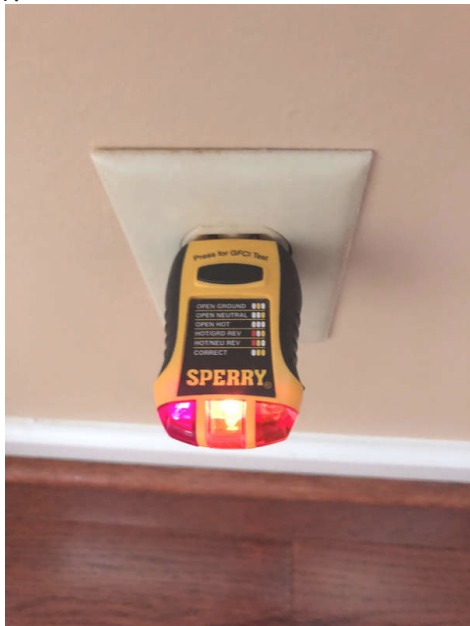
#### **HOT / NEUTRAL REVERSED**



One or more outlets had their wiring reverse so that hot and neutral wires were reversed. Recommend a qualified electrician to evaluate and fix.

Recommendation

Contact a qualified electrical contractor.



Dining Room



Sunroom



Entryway

### 7.5.1 GFCI & AFCI

#### WET BAR

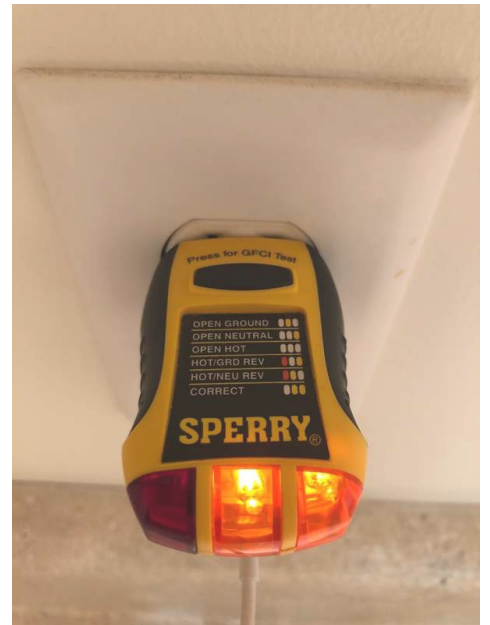
 Recommendation

GFCI outlets were not noted at the time of the inspection. GFCI outlets are recommended within 3ft if any water source. Recommended license electrician to update these outlets.

<http://www.pottshomeinspections.com/gfci/> to read about how GFCI receptacles keep you safe.


Recommendation

Contact a qualified professional.



### 7.7.1 Carbon Monoxide Detectors

#### NONE PRESENT

 Maintenance Item, FYI, or Minor Defect

No Carbon Monoxide Detectors were noted at the rooms next to gas appliances.

The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Recommended Carbon Monoxide Installations.

Recommendation

Contact a handyman or DIY project



9.2.1 Windows

**WINDOW - CRACKED**

FRONT ENTRANCE

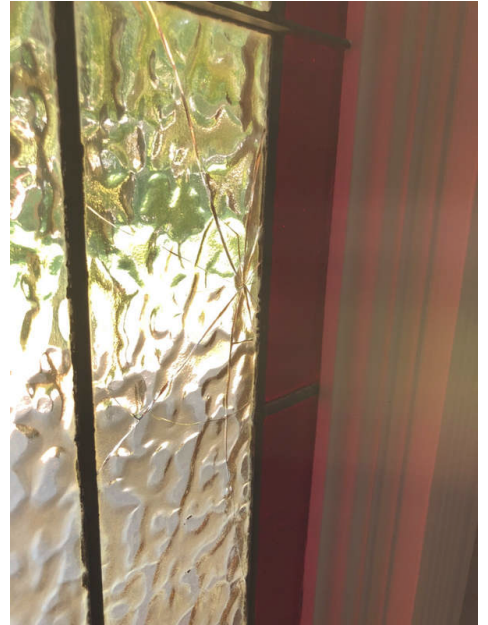
One or more windows had cracks in the glass. *Recommend replace or repair.*

Recommendation

Contact a qualified professional.



Recommendation



9.3.1 Floors

**FLOOR SAGGING**

ENTRYWAY

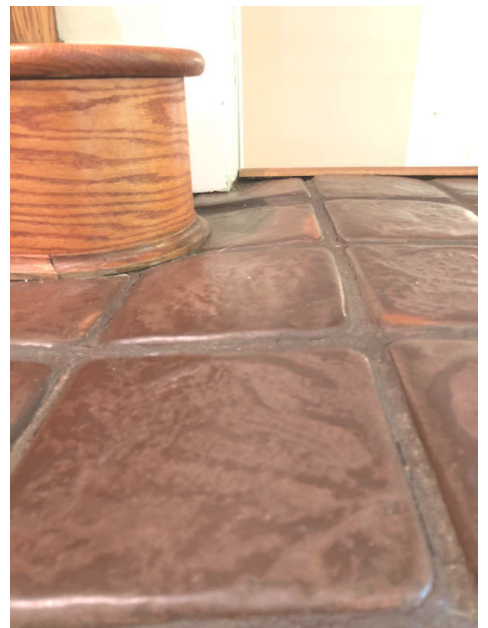
Some noticeable sagging was noted at the floor. *Recommend having licensed contractor or structural engineer out to investigate and evaluate if structural concern.*

Recommendation

Contact a qualified professional.



Recommendation



9.3.2 Floors

**TILES CRACKED**

BACK PATIO

Several tiles were cracked at the back covered patio. Recommend monitoring to determine if movement will continue.

Recommendation

Recommend monitoring.



Recommendation



### 10.3.1 Walls & Firewalls

#### **FIREWALL NOT UP TO CODE**

 Recommendation

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

It is a recommended to have a significant fire-barrier between garage and livable space, including fireproof rated door.

[Link for more info.](#)

Recommendation

Contact a qualified professional.

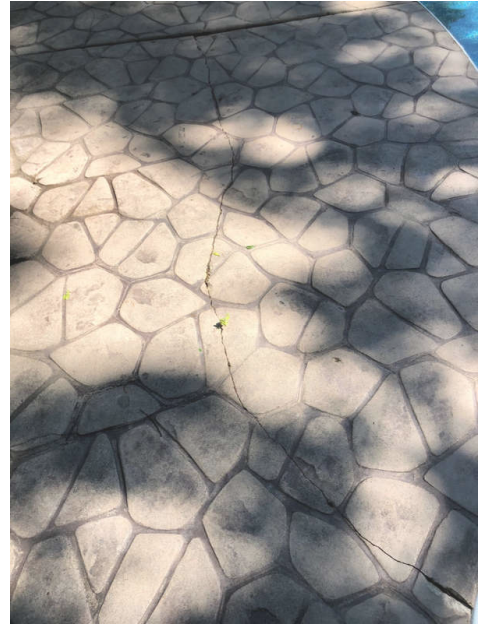
### 13.2.1 Walkway

#### **WALKWAY - MINOR CRACKING**

 Recommendation



Recommendation  
Contact a qualified professional.



13.2.2 Walkway

**WALKWAY - MODERATE CRACKING**

Recommendation  
Contact a qualified professional.

 Recommendation

