



## SUMMARY

1234 Main St. Dover TN 37058

Buyer Name  
12/10/2018 9:00AM

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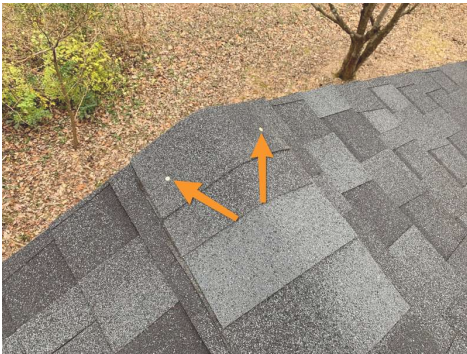
### 2.1.1 Coverings

#### EXPOSED NAIL HEADS

Exposed nailheads on flashing and shingles will allow water penetration into the roof decking. Recommend a qualified roofing contractor to inspect and repair.

#### Recommendation

Contact a qualified roofing professional.



### 2.2.1 Roof Drainage Systems

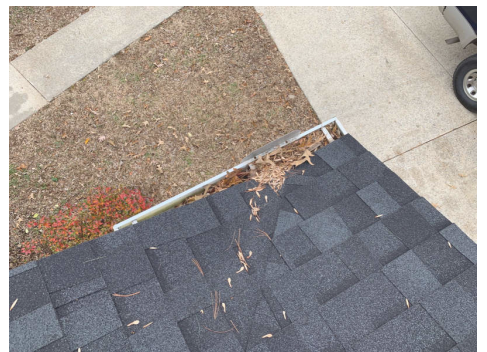
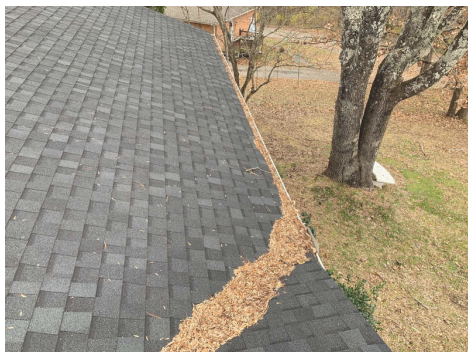
#### DEBRIS

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

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

#### Recommendation

Contact a handyman or DIY project



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### 2.2.2 Roof Drainage Systems

## DOWNSPOUTS DRAIN NEAR HOUSE

### WEST AND EAST WALLS

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 gutter contractor



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### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

## ANCHOR BOLT PENETRATION

### ROOF

The eyebolt anchor penetration point for the weather head is not sealed. This will allow moisture penetration into the roof and should be corrected.

#### Recommendation

Contact a qualified roofing professional.



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### 3.3.1 Foundation

## FOUNDATION CRACKS - MAJOR



Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

#### Recommendation

Contact a qualified structural engineer.



### 3.6.1 Walkways, Patios & Driveways

#### **DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



### 3.9.1 Hose Bibs

#### **POOR OR INSUFFICIENT CAULKING**

WEST AND EAST EXTERIOR WALLS

Hose bibs in both the front and backyard did not have any weather sealant caulking around the fixtures. This can allow for moisture penetration into the foundation wall that can cause deterioration the structure. Recommend sealing around the fixture to prevent moisture intrusion. Also recommend inspection of the interior foundation wall by a qualified contractor.

Recommendation

Contact a foundation contractor.



### 3.9.2 Hose Bibs

#### **BROKEN OR DAMAGED HOSE BIB HANDLES**

WEST AND EAST WALLS

The hose bib handles on both the front and backyard hose bibs are broken. This can become a safety issue to the user when turning broken handles. Recommend replacement of broken hose bib handles by a qualified contractor.

Recommendation  
Contact a qualified plumbing contractor.



### 3.11.1 Vegetation, Grading, Drainage & Retaining Walls

#### **NEGATIVE GRADING**

NORTHWEST AND NORTH SIDE OF HOUSE

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.

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

Recommendation  
Contact a qualified grading contractor.



### 4.6.1 Wall Structure

#### **EVIDENCE OF WATER INTRUSION**

CRAWLSPACE

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation  
Contact a qualified structural engineer.



5.1.1 Service Entrance Conductors

**MAST WEATHER BOOT MISSING**

The weather head mast on the roof is missing the weather boot at the base of the mast where it penetrates the roof. This should be corrected to prevent water infiltration into the roof decking.

Recommendation

Contact a qualified professional.



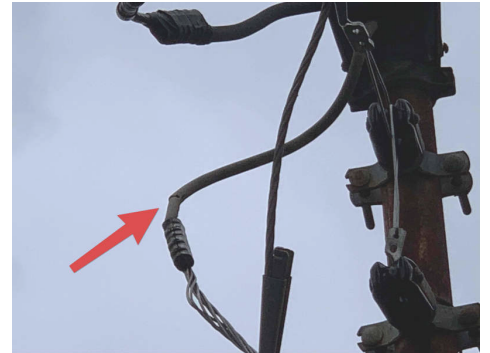
5.1.2 Service Entrance Conductors

**FRAYED SHEATHING**

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



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

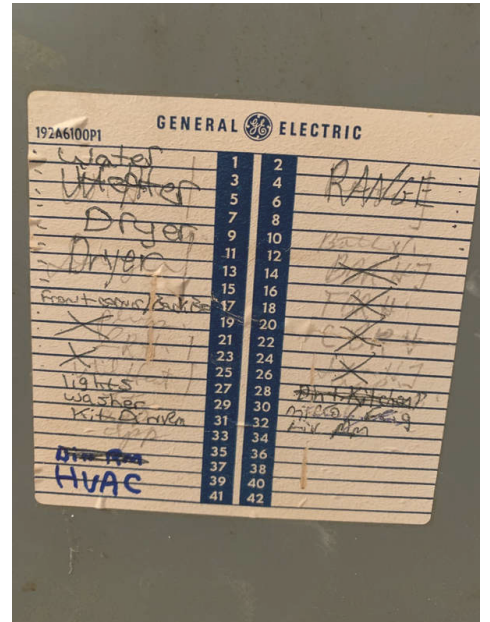
**MISSING LABELS ON PANEL**

At the time of inspection, panel labeling was inadequate.

Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



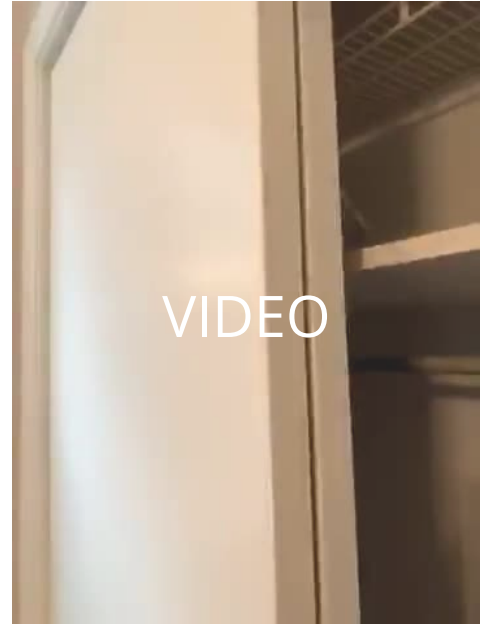
7.2.1 Doors

**CLOSET DOOR STICKS**

MASTER BEDROOM CLOSET DOOR MASTER

Door sticks and is tough to open. Wheel frame at the top of the door is bent causing the door to stick when opening. Recommend repairing or replacing the door track wheels.

Recommendation  
Contact a qualified handyman.



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7.9.1 Smoke Detectors

**SMOKE DETECTOR NOT PRESENT**

MASTER

The Master Bedroom is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation  
Contact a qualified electrical contractor.



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8.9.1 Smoke Detectors

**SMOKE DETECTOR NOT PRESENT**

BEDROOM 2

Bedroom 2 is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation  
Contact a qualified electrical contractor.



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9.8.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

BEDROOM 3

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation  
Contact a qualified electrical contractor.



## **SMOKE DETECTOR NOT PRESENT**

### BEDROOM 3

Bedroom 3 is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

#### Recommendation

Contact a qualified electrical contractor.

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10.1.1 Toilet

## **LOOSE TOILET**

### BATHROOM

Toilet was loose rocking forwards and backwards. This can break the seal under the toilet both allowing the entrance of sewage gases from the drain system and water leakage from the commode. Recommend securing the toilet to the floor to prevent any movement.

#### Recommendation

Contact a qualified plumbing contractor.

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10.2.1 Shower

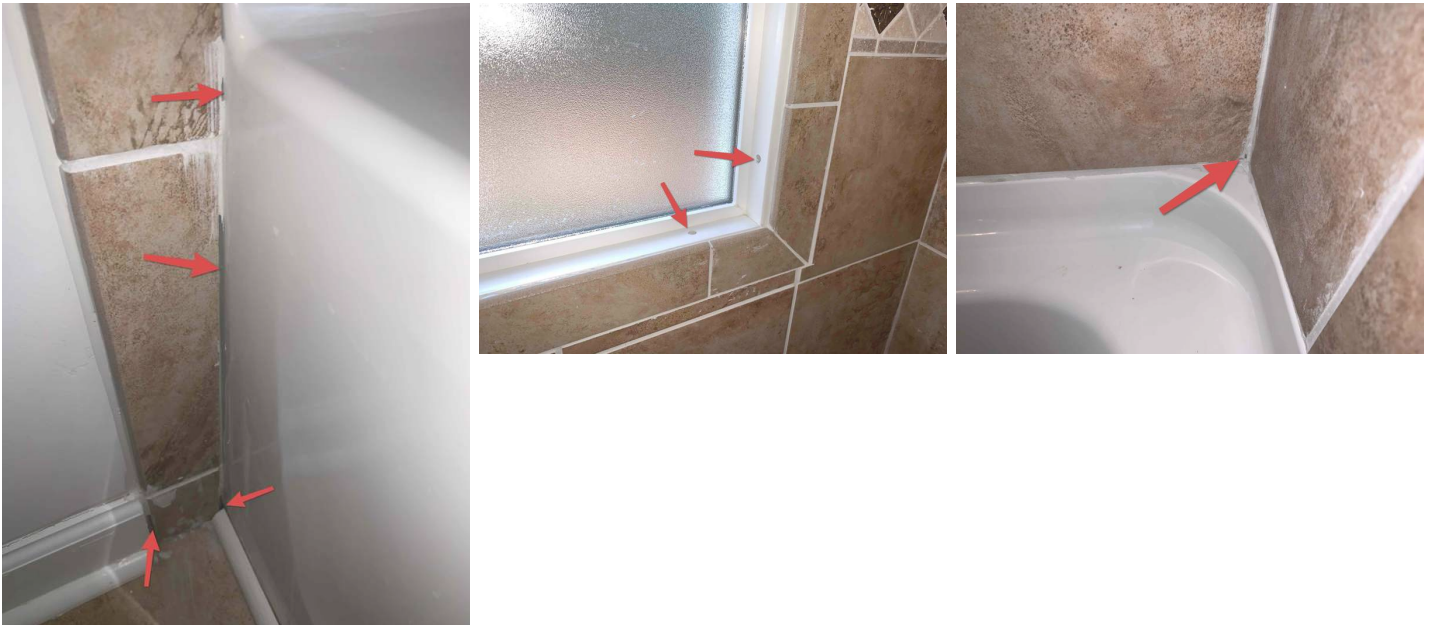
## **INSUFFICIENT CAULKING**

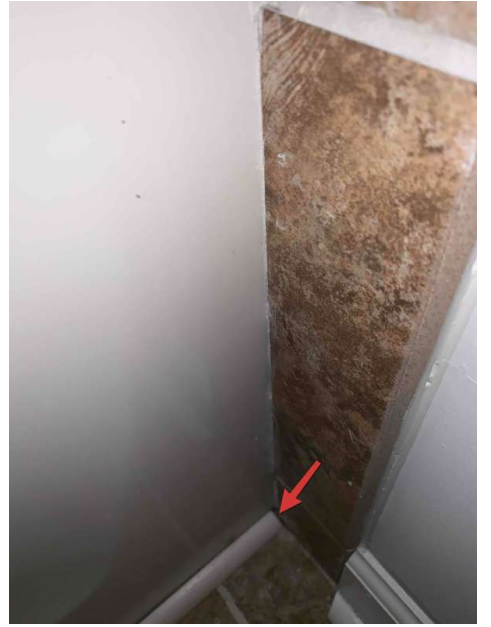
### SHOWER

There is insufficient caulking at the tub fixture and the outer edges of the tub down the the floor. Moisture can penetrate these areas with insufficient caulking causing damage to the underlying areas.

#### Recommendation

Contact a handyman or DIY project





10.2.2 Shower  
**TUB FIXTURE**  
BATHROOM

Tub fixture is loose and should have a caulked seal around it to prevent moisture intrusion into the wall.

Recommendation  
Recommended DIY Project





10.7.1 Bathroom Sink

**POOR/MISSING CAULK**

BATHROOM SINK

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



11.1.1 Doors

**LOOSE DOORKNOB/HANDLE**

LIVING ROOM

The front door knob/handle is loose. This should be corrected to prevent premature wear of the doorknob parts and prevent the door knob from not working properly.

Recommendation

Contact a handyman or DIY project



11.1.2 Doors

**LOOSE STORM DOOR CLOSER**

LIVING ROOM

Storm door closer is loose and does not allow the door to close completely. The anchor has pulled loose and is bent. It should be repaired.

Recommendation  
Contact a handyman or DIY project



### 11.1.3 Doors

#### **PAINT CHIPPING AT EXTERIOR DOOR FRAME**

Chipped paint at the exterior door frame allows moisture penetration into the frame that cause cause further damage to the frame. This should be corrected to prevent water damage to the frame.

Recommendation  
Contact a handyman or DIY project



### 12.2.1 Hot Water Systems, Controls, Flues & Vents

#### **DAMAGE TO WIRE SHEATHING**

Damage to the electrical feed wire insulation can cause an arc within the electrical connection box on the water heater. This can cause electrical shock or a fire. This should be repaired immediately by a qualified contractor.

Recommendation  
Contact a qualified electrical contractor.



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### 14.3.1 Smoke Detectors

## **SMOKE DETECTOR NOT PRESENT**

MAIN HALLWAY OUTSIDE OF BEDROOMS

The Main Hallway outside of the bedrooms is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation

Contact a qualified electrical contractor.

