



The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us, 270-734-3845, for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

#### 2.1.1 Coverings

### UNIFORM GRANULE LOSS



Long-term, uniform granule loss is not considered functional damage by insurance companies. Its considered part of the natural aging process, unless the shingles appear to be failing prematurely. The rate at which shingles lose granules depends on the quality of the shingles and the climate zone of the home on which theyre installed. Granule loss which is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Prolonged exposure to hail can also loosen granules. With older roofs, even marble-size hail may loosen granules. Premature failure of the bond between the granules and asphalt can be caused by poor-quality asphalt. It can also be caused by other conditions.

#### 2.1.2 Coverings

### NAILS EXPOSED / RAISED SHINGLES



There were some locations where the nails have either pushed up or were face nailed and they needed to be sealed. There are a couple of different options out there. [Here is an example](#). If neglected, they could develop into a leak or blown off shingle. Any observed leaks will be noted elsewhere.

#### Recommendation

Contact a qualified roofing professional.



### 2.5.1 Structure

#### **SOFT SPOT(S) NOTED**



MINOR CONCERN

In localized areas of the roof, when it was walked on, sheathing deflected to a greater degree than on the rest of the roof. This can be the result of a number of conditions, including wood decay, and sheathing panels with damaged or defective sections. Roof sheathing was not directly visible from the exterior.

#### Recommendation

Contact a qualified carpenter.



### 2.5.2 Structure

#### **SAGGING RAFTERS**



MINOR CONCERN

The rafters were sagging in one or more locations. This could indicate that they are either undersized or damaged. No damage observed from the attic.

#### Recommendation

Contact a qualified carpenter.



### 2.5.3 Structure

#### **DECKING STOPS SHORT**



MINOR CONCERN

The roof decking stops short of the fascia. This would be considered poor building practice but no major issues were observed.

#### Recommendation

Contact a qualified professional.



### 2.6.1 Chimney

#### **CHIMNEY CROWN - CRACKED**



MODERATE CONCERN

Cracking visible in the chimney crown, and mortar joints, should be filled with an appropriate sealant to prevent continued damage from the freeze/thaw cycle. This can also be a source of moisture intrusion at the interior. Recommend further review. [Here is some more information about moisture intrusion and chimneys.](#)

Recommendation

Contact a qualified chimney contractor.



### 2.6.2 Chimney

#### CHIMNEY REPOINT NEEDED



MODERATE CONCERN

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry. Moisture intrusion at chimneys can be problematic. [Here is some more information about moisture intrusion and chimneys.](#)

Recommendation

Contact a qualified chimney contractor.



### 2.6.3 Chimney

#### CHIMNEY FLUE CRACKED



MINOR CONCERN

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



### 2.6.4 Chimney

#### SPARK ARRESTOR



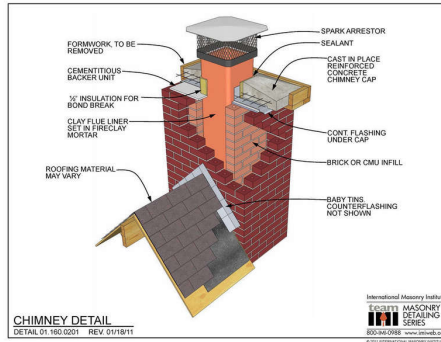
MINOR CONCERN

Consider installing a spark arrestor to mitigate the moisture intrusion, the potential for sparks, and nesting. [See here for more information.](#)

Recommendation

Contact a qualified chimney contractor.





Spark Arrestor

### 2.6.5 Chimney CRACKS - MINOR

**MODERATE CONCERN**

There were some visible cracks noted in the masonry. Recommend measures to seal any gaps to mitigate the risk of moisture intrusion.

Recommendation  
Contact a qualified roofing professional.



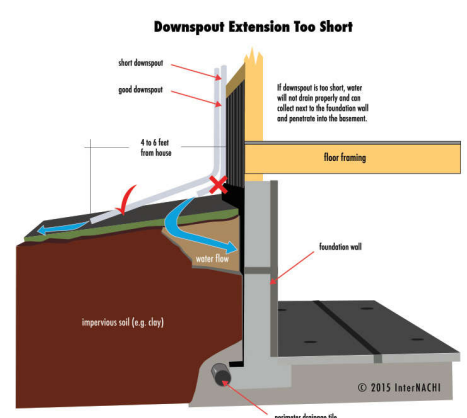
### 3.3.1 Vegetation, Grading, & Drainage DOWNSPOUTS - DRAIN NEAR HOUSE

**MODERATE CONCERN**

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 handyman or DIY project



Recommend extending the downspouts further away from the



foundation.

### 3.3.2 Vegetation, Grading, & Drainage

#### NEGATIVE GRADING

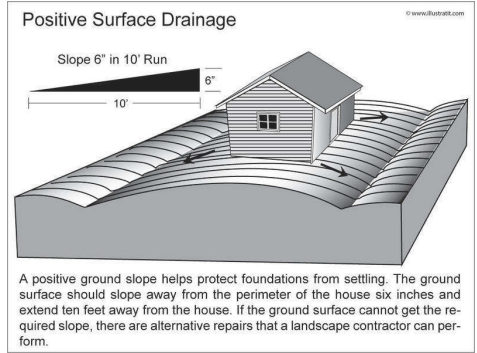
 MINOR CONCERN

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 landscaping contractor



### 3.3.3 Vegetation, Grading, & Drainage

#### DEAD TREE/LIMBS

 MINOR CONCERN

There was a dead tree or limb noted during the inspection. It could cause damage or injuries if not addressed.

Recommendation

Contact a qualified tree service company.



### 3.4.1 Gas, Water, & Electric

#### FIXTURE DAMAGED

 MINOR CONCERN

EXTERIOR NORTH

One or more of the exterior fixtures were damaged or missing. Repair as needed.

Recommendation

Contact a qualified professional.



### 3.4.2 Gas, Water, & Electric

#### BRANCHES

 MINOR CONCERN

Branches around the service entrance may cause damage.

Recommendation  
Contact a qualified professional.



3.7.1 Driveways & Walkways  
**CRACKING/SETTLING**

 MODERATE CONCERN

Major cracks and/or settling observed. This may indicate inadequate soil prep or erosion. It may be a lack of reinforcing bar. Some trip hazards may exist. Further review by a concrete contractor is recommended.

Recommendation  
Contact a qualified concrete contractor.



3.9.1 Porches & Patios  
**TYPICAL CRACKING**

 MINOR CONCERN

There was some typical cracking/settling noted at the concrete. I observed no significant concerns.

Recommendation  
Recommend monitoring.



3.11.1 Masonry  
**GAPS**

 MINOR CONCERN

Recommend that any gaps or penetrations in the masonry exterior be sealed to mitigate moisture intrusion.

Recommendation  
Contact a handyman or DIY project





### 3.11.2 Masonry **WEEP HOLES**

 **MINOR CONCERN**

No means was provided for ventilating the air space behind the brick (weep holes). Good building practice requires ventilating the air space behind the brick to help prevent moisture problems. Under certain circumstances, this condition can create moisture problems resulting from condensation and excessive moisture levels in wall assembly materials. This condition may also trap any moisture which finds its way into this space from roof or plumbing leaks. Excessive moisture levels in wall materials can also encourage the growth of microbes such as mold fungi. There is not typically a way to correct this condition because it requires flashing that can not be installed after the fact. Recommend monitoring the area.



### 4.7.1 Countertops & Cabinets **CABINET SCREWS**

 **MINOR CONCERN**

One or more cabinet screws are missing or the wrong type of screws were used. Recommend further review and installing as needed.

Recommendation  
Contact a handyman or DIY project



### 4.8.1 Laundry **DRYER VENT IN ATTIC**

 **MODERATE CONCERN**

The metal dryer vent should be insulated. They are prone to clogging when the hot moist air hits the colder metal vent. Recommend making improvements.

Recommendation  
Contact a qualified professional.



### 6.1.1 Outside Unit

#### **DRAIN**

 **MINOR CONCERN**

The condensation drain should extend further away from the foundation.

Recommendation

Contact a handyman or DIY project



### 6.3.1 Filters

#### **WRONG SIZE**

 **MINOR CONCERN**

The filter installed was the wrong size or improperly fit. Replace with proper filter or size. There should not be two installed.

Recommendation

Recommended DIY Project



### 6.5.1 Distribution Systems

#### **DUCT DAMAGED**

 **MODERATE CONCERN**

Air supply duct was damaged. This can impact the efficiency of the system.

Recommendation

Contact a qualified HVAC professional.





### 6.5.2 Distribution Systems **BOOT NOT INSULATED**

 **MINOR CONCERN**

Sometimes when the boot is not insulated in an attic, the cold metal boot will cause condensation to form and some staining is the result. As seen here.

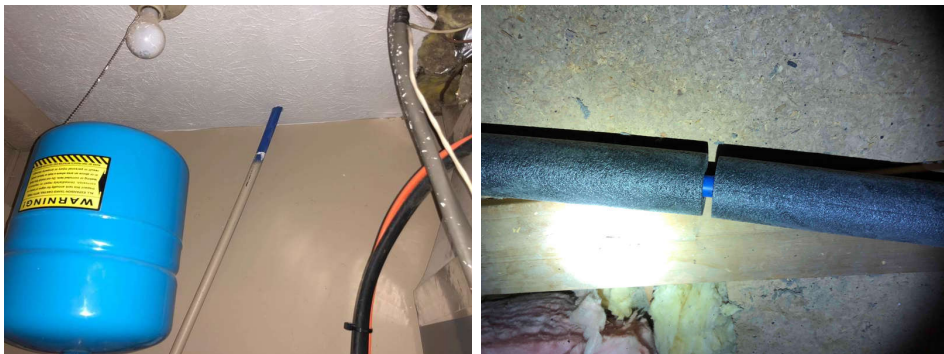
Recommendation  
Contact a qualified HVAC professional.



### 7.3.1 Water Supply **WATER LINES IN ATTIC**

 **MODERATE CONCERN**

Some water lines run thru the attic. These appeared to be somewhat insulated but I could not confirm it was adequate to prevent the lines from freezing.



### 7.4.1 Hot Water - Tank **FAULTY T&P DISCHARGE**

 **MINOR CONCERN**

**\*SAFETY\*** Faulty T&P drain. Recommend further review and repair. Here are the guidelines. The drain pipe must be as short as possible and be the same size as the valve discharge connection throughout its entire length. Excessive length, over 15 long, or the use of more than two elbows can cause a restriction and reduce the discharge capacity of the valve. The drain pipe must pitch down from the valve and terminate a maximum of 6 above the floor drain, or outside ground level where any discharge will be clearly visible. The drain line shall terminate plain, not threaded, with a material serviceable for temperatures up to 250F or greater.

Recommendation  
Contact a qualified plumbing contractor.



### 7.5.1 Sinks

#### **FLEXIBLE DRAIN**



The use of flexible drain is not recommended as they are prone to clogging.

Recommendation  
Recommend monitoring.



### 8.1.1 Panels

#### **NEUTRALS - SHARED TERMINAL**



The neutrals and ground should not share the same terminal because it is important to keep the circuit grounded even when the neutral is disconnected. Neutrals should not share the same terminal. These conditions may have been acceptable when this panel was installed but they are now considered unsafe. Recommend making corrections.

Recommendation  
Contact a qualified electrical contractor.

### 8.2.1 Breakers / Fuses

#### **LOOSE**



One or more of the breakers were loose.

Recommendation  
Contact a qualified electrical contractor.



### 8.4.1 Receptacles & Switches

#### **COVER PLATES MISSING**



**\*SAFETY\*** One or more receptacles are missing a cover plate or the cover was damaged/loose. This causes short and shock risk. Recommend installation of plates.

Recommendation  
Contact a handyman or DIY project





#### 8.4.2 Receptacles & Switches

### SWITCH BEHIND DOOR

Switch to was located behind the door.



#### 9.4.1 Exhaust Systems

### EXTEND TO EXTERIOR

The bathroom exhaust fan should extend all the way to the exterior. Recommend confirming they are extended to the exterior. The area was difficult to access.

Recommendation  
Contact a handyman or DIY project

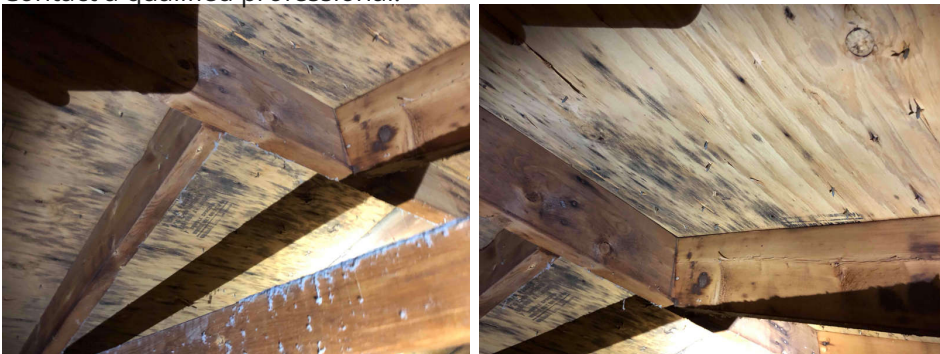


#### 9.5.1 Attic/Structure

### MICROBIAL GROWTH

There was a substance noted in the attic that appeared to be microbial growth. Many times this is resulted from inadequate venting of the attic. It appeared as though the dryer vent had been terminated into the attic. Confirming the presence of mold lies beyond the scope of a home inspection.

Recommendation  
Contact a qualified professional.



9.6.1 Leaks

**PREVIOUS LEAKS**

 **MINOR CONCERN**

There was some water staining indicating previous water leaks. There were some signs of moisture intrusion at the insulation. No active moisture was observed however.

Recommendation  
Recommend monitoring.



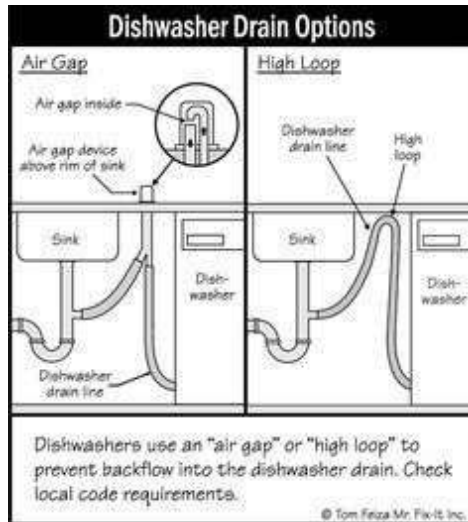
10.1.1 Dishwasher

**HIGH LOOP MISSING**

 **MINOR CONCERN**

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

Recommendation  
Recommended DIY Project



11.1.1 Vents, Flues & Chimneys

**RUST/CORROSION**

 **MODERATE CONCERN**



There was some evidence the chimney needs to be cleaned. Signs of corrosion or buildup were noted in the attic. Recommend having a chimney sweep evaluate.

Recommendation  
Contact a qualified chimney sweep.

