



SUMMARY

1234 Main St.Seymour TN 37865

Buyer Name
04/23/2019 9:00AM

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Summary ONLY shows the prioritized observation and immediate concern items found in the home (orange/red). It's recommended the FULL REPORT be reviewed as all items noted will be listed only in the full report.

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed, but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

3.5.1 Decks, Balconies, Porches & Steps

HANDRAILS NOT INSTALLED - STEPS



Safety No handrails installed on in places with three or more steps. Recommend correction by installing a graspable handrail system. Similar to what you would see on interior stairs.

Recommendation
Contact a qualified carpenter.



3.5.2 Decks, Balconies, Porches & Steps

BASE DEGRADED



Railing post degraded at the base. Appears to be a crack due to a knot in the wood. The railing post may snap when force is applied. Recommend further evaluation.

Recommendation

Contact a handyman or DIY project



4.6.1 Attic Structure & Sheathing

RAFTER WOOD SPLIT

Rafter wood has split in multiple locations due to high heat and drying. The inspector walked the roof. There did not appear to be any "soft spots". Recommend sistering effected rafters.

Recommendation

Contact a qualified carpenter.



Prioritized Observation



5.2.1 HVAC Heat Pump Equipment

CONDENSATE DRAIN LINE

Condensate drain line ties directly into the waste line. There is a trap on the condensate line. However, a direct connection could allow sewage water to back up into the furnace. Recommend an air gap (post p-trap) between these two lines.

Recommendation

Contact a qualified HVAC professional.



Prioritized Observation



5.5.1 Distribution System

RETURN AIR FILTER DIRTY

 Prioritized Observation

Return air filter was heavily dirty which will restrict the flow of air in the home reducing lifespan of HVAC unit. Recommend changing filters on a regular 1-3 month basis (depending on filter) and doing so on a regular basis.

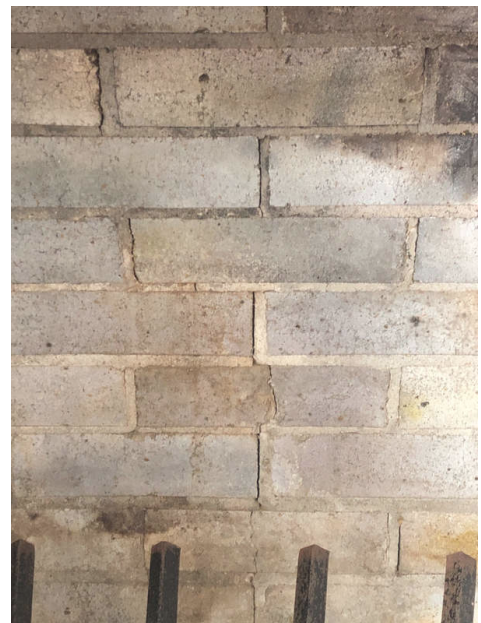
[View video on how to change air filter.](#)

6.3.1 Lintels

FIREWALL CRACKED

 Prioritized Observation

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



6.4.1 Damper Doors

DAMPER INOPERABLE

 Prioritized Observation

Damper was inoperable. Recommend a qualified fireplace contractor repair.



7.6.1 Hot Water Systems

TPR DISCHARGE PIPE IMPROPERLY INSTALLED

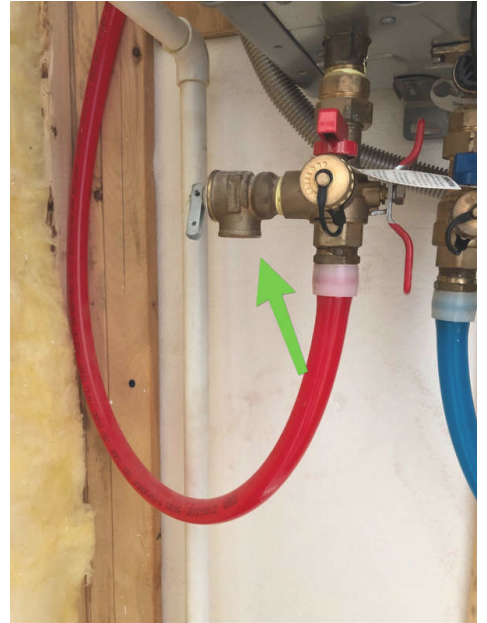


Immediate Concern

The temperature/pressure relief (TPR) valve had a discharge pipe that was not properly installed. If the valve were to activate while a person was nearby, that person could be badly burned. Recommend correction by properly installing the discharge valve to point directly at ground and terminate no more than 6 inches from floor; preferably at a drip pan.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Countertops & Cabinets

BELOW WATER DAMAGE




Prioritized Observation

Water damage was found in shelving or cabinets below the sink. Recommend source of water damage is stopped (if active) and damaged area is corrected as necessary. Could not determine condition of underlying material.

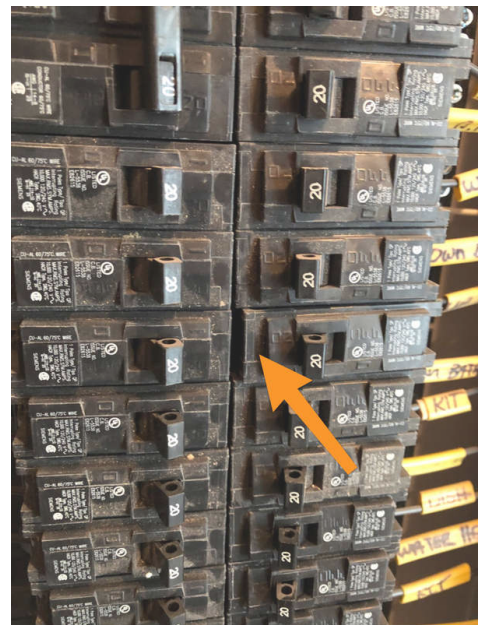


11.3.1 Branch Wiring Circuits, Breakers & Fuses

 Prioritized Observation

BREAKER LOOSE/DAMAGED

Breaker was noted as loose and/or damaged which allows excess movement possibly leading to arcing and degraded operation. Recommend correction by replacing breaker. Ensure proper brand (for panel type) and amp size for new breaker.



11.5.1 Receptacles (All Accessible)

RECEPTACLE NOT OPERABLE

 Prioritized Observation

Receptacles in noted locations did not operate when tested. Recommend qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



12.3.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Prioritized Observation

19.2.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

Dishwasher drain pipe was installed improperly. manufactures recommend a high loop to promote proper drainage.

Recommendation

Contact a qualified plumbing contractor.

 Prioritized Observation

