Michael Ray
Tennessee Licensed Home...
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Inspector's Comments...

We appreciate you using Home Check Inspection Service, LLC. to inspect your new home. It is important for you to understand that a Home Inspection is a detailed snap shot of the condition of a home at a specific time. It is not an exhaustive or all inclusive assessment of a property, nor is it a code inspection. Simply put, it is a form of protection; an inexpensive way of discovering the condition of a home, making sure the house is not hiding anything before you sign on the doted line.

A home inspection identifies any visually discoverable problems. Home inspectors do not remove walls or take things apart. The inspection findings are not a guarantee or a warranty. Just because an item is inspected and working today, does not mean it cannot fail tomorrow. Predictions about how long something will last are not part of an inspection.

Included in this report is a copy of the State of Tennessee's Home Inspection Standards of Practice. It details the areas, systems, and components of a home that an inspector is required to report on as long as they are accessible and under safe conditions. We do inspect major components of a home such as electrical, plumbing, heating/air, roof and basement/crawlspace, structure, etc. If unable to inspect all these items or areas within the home the reason why will be noted. There are also areas that an inspector is not required to observe, inspect, report on or describe. So it is important to align your expectations with the State's Standards of Practices.

The inspection outcome is a written report of findings, that are based upon the inspector's professional opinion, training and experience. As stated in the report not all inspection findings are reported. If no comment is made about a specific item, component, system, etc. it should be assumed that it was found to be operational, working, or in sound condition ***at the time of the inspection***. The inspection findings may include simply ***Information*** that will be useful to you, such as the location of an item. Second, there may be ***Limitations*** pertaining to the inspection process, such an inaccessible area not inspected. Lastly and unfortunately there may be some ***Deficiencies*** identified. These deficiencies are categorized by the inspector at the time of the inspection based upon the following:

Major / Safety Issues...current or future safety issues, significant issues, costly, possible damage causing defects, professional repairs needed, contractor should be consulted.

Repair Recommendations...if not dealt with further damage is possible, may not be routine repairs, non functioning, professional contractor may be needed for further evaluation, or

Maintenance Items...minor repairs or general maintenance, non-functioning component, correction by professional or homeowner.

Please review all deficiencies regardless of how they are categorized. What the inspector perceives as a maintenance or repair item you may see as a more serious issue that may or may not impact your decision to purchase the home. Although not required, the inspector may give an opinion about the cause of an issue or identified damage. It is always recommended that a licensed professional, in the area of concern, be consulted and their opinions and recommendations be primary when deciding upon a course of action.

The Home Check Inspection Philosophy is pretty straight forward. we strive to...

...conduct the inspection, at a minimum, in accordance with the State of Tennessee's Standards of Practices.

...not to be rushed, taking whatever time is necessary to do the best job possible, for you.

...inform you of all issues while putting these issues into perspective.

...be fair, honest, impartial, and always act in your interest, unless of course it violates the law. And to...

...address all your questions and concerns. Either by you attending all or part of the inspection or meeting you at a later time to discuss the inspection findings.

What more can you do...

Be sure to **use all the information at your disposal** when making such a big purchase decision. The inspection findings are just one tool that you have at your disposal when making a property purchase decision. Others include the seller's disclosure statement, possibly a discussion with the current owner of the property, pest inspection reports or inspection reports from other professionals. i.e. electrical, roofing, HVAC, radon, energy audits, etc.
You may want to look into purchasing a Home Warranty to cover future major repairs. There are a few different companies that sell these warranties, each with varying levels of coverage. So don't automatically assume everything is covered, ask. Of course, prices and deductibles may vary. Many times these warranties are purchased by the seller and transferred to the buyer.

Thank You,

Michael D. Ray-Inspector

Home Check Inspection Services, LLC.

2.1.1 Driveway

SURFACE DAMAGE / PITTING

Maintenance Items

There is some cracking / damage to the concrete garage floor apron where it abuts the exterior asphalt driveway.

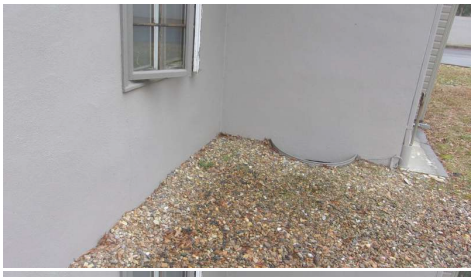
2.6.1 Grading and Drainage

FLAT / NEGATIVE GRADING

Recommended Repairs

There are areas around the home where the soil grade is flat or negatively sloped toward the home or there are holes in the soil at the base of the home's exterior. Water is not forgiving, some say it is the leading cause of damage to a home. Water infiltration of a foundation wall or structural issues due to hydrostatic pressure or soil heaving or freezing is always possible. To help remove water from the base of the home's foundation the soil around the home should be positively sloped away from the home.

See Grading Overview Information.




2.7.1 Vegetation

TREES CLOSE TO FOUNDATION

Maintenance Items

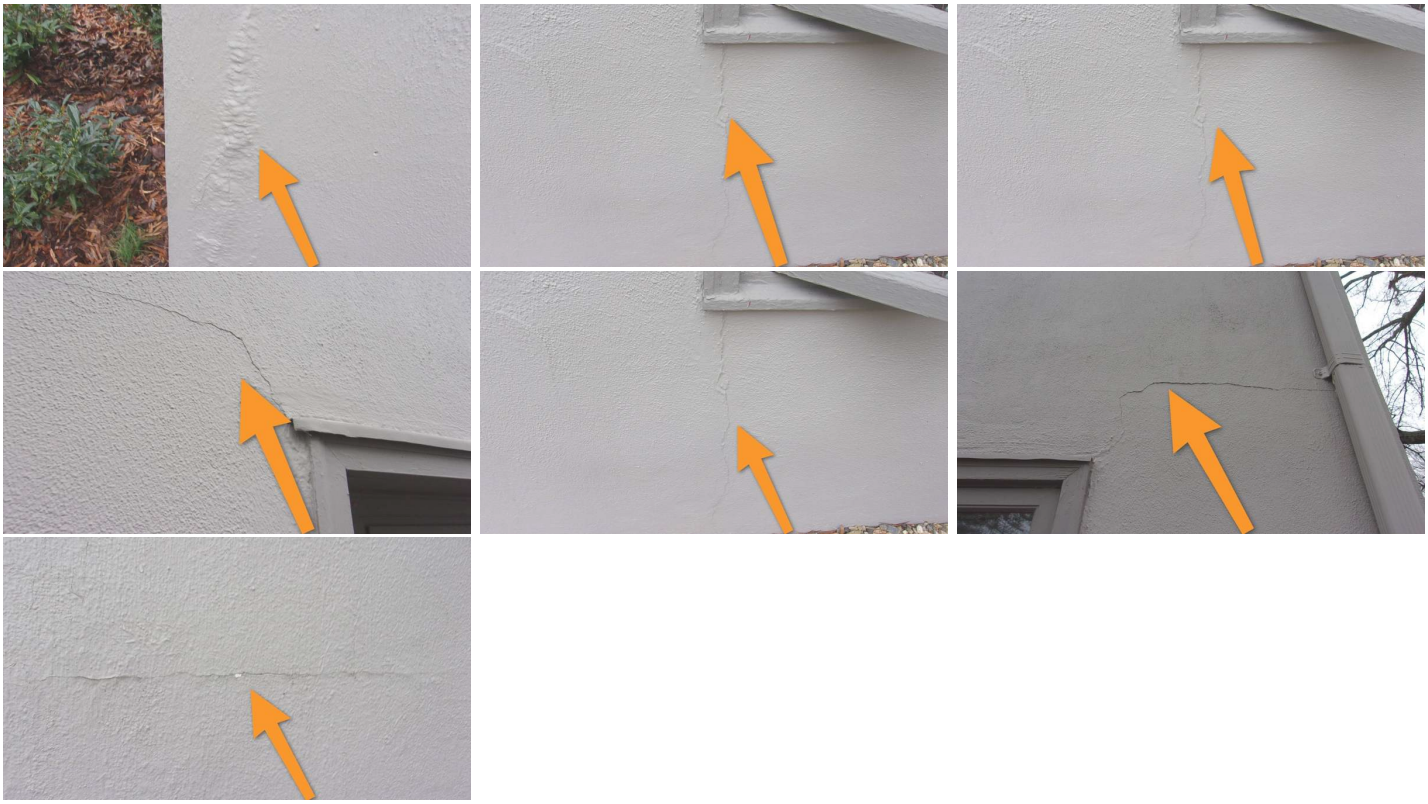
There is a tree at the left front of the home in close proximity to the home. Overtime tree root systems can cause structural damage. The root systems for trees differ, with some roots extending out 2 to 3 times the drip line or about 1.5 times the height of the tree. Recommend consulting a Tree Service for their recommendation.

3.1.1 Cladding, Flashing & Trim

CRACKING - MINOR

Maintenance Items

The home's exterior cladding has minor cracking in places. Some have been painted over and some that were painted have since cracked. There were a few areas were there was some lateral displacement around the cracking. To prevent water entry into the stucco recommend sealing the cracks and periodically monitoring



3.1.2 Cladding, Flashing & Trim

CRACKING - MODERATE

Recommended Repairs

Moderate cracking was observed at one or more points on the exterior: to the right of the front walkway and under the left side front living area window. These cracks show lateral movement and have been painted over. There is no visible cracking since either of these areas were painted.

3.1.3 Cladding, Flashing & Trim

GROUND CLEARANCE

Recommended Repairs

There is inadequate clearance between the home's exterior cladding and the soil grade. The recommended minimum ground clearance between exterior cladding and the soil is 6-8 inches, with 2 inches minimum required between cladding and hardscape. With the soil against the stucco there is always the chance of water wicking up from the soil into the stucco itself. With the soil in the flower beds flat to negatively sloped, at this time, additional soil may be needed or removed to correct the negative grade.

3.1.4 Cladding, Flashing & Trim

ROT / DECAY

Recommended Repairs

There areas around the home where there is visible wood rot / damage.

1. Exterior window casings and sills.
2. Lower back window trim.

3.1.5 Cladding, Flashing & Trim

MISSING SWEEP CREED

Recommended Repairs

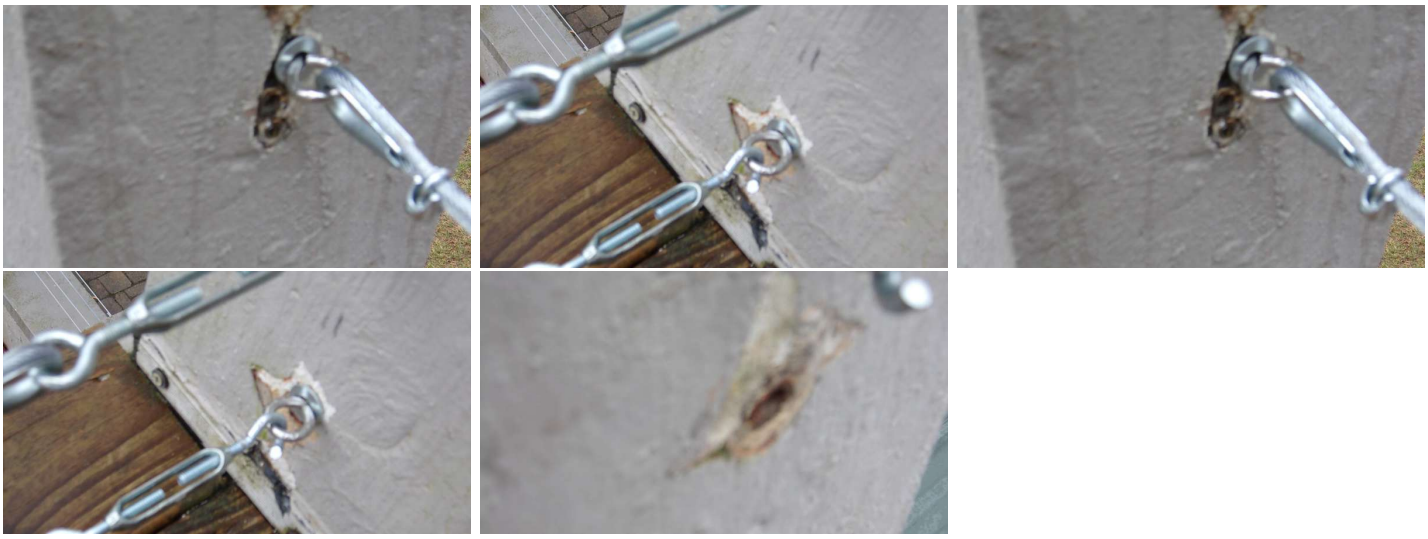
There is no visible weep screed at the base of the exterior stucco cladding. A weep screed is a type of building material used along the base of an exterior stucco wall. The screed serves as a vent so that the moisture can escape the stucco wall finish just above the foundation. It additionally acts as a barrier for moisture wicking up the foundation toward the stucco.

3.1.6 Cladding, Flashing & Trim

DAMAGED AREAS THAT MAY ALLOW WATER ENTRY

Recommended Repairs

There a few damaged areas or areas where screws or bolts have been removed that will allow water entry into the stucco. Recommend patching, sealing and painting all chipped areas or holes to prevent water entry.



3.2.1 Eaves, Soffits & Fascia

WASPS NEST

Maintenance Items

Wasp nests were visible under the soffits. Recommend removal.

3.5.1 Electrical Receptacles

NO GFCI PROTECTION

Recommended Repairs

All exterior outlets should be Ground Fault Circuit Interrupters (GFCIs). GFCI protection was required in 1971 by the NEC but it is unknown when the city adopted the code. Although homeowners are not required to upgrade their home's each time new codes are approved (every three years). There are certain codes that are for personally safety and these changes will be recommended when needed. Recommend installing GFCIs on exterior outlets.

3.7.1 Porches

LIGHTING

Maintenance Items

At the time of the inspection the exterior light for the main level back patio door (mid house door) did not come one through the normal use of the light switch just inside the door.

3.7.2 Porches

DOOR BELL

Maintenance Items

At the time of the inspection the front door bell is loose on the wall, but operational.

3.7.3 Porches

RAILINGS REQUIRED - PORCH AND STAIRS

Major / Safety Issues

The front porch / extend back patio (main level) and the upper second story balcony railings do not meet standards. Any structure higher than 30 inches above soil grade requires a railing for safety reasons. The porch railing should be 34 - 38 high (these are 29 inches high) with railing balusters spaced no more than 4 inches apart (these are 5" apart. Additionally for child safety the railing balusters should not be horizontal installed because a child could climb them. Both porch and stair railing baluster spacing is a child safety requirement. Recommend a carpenter be consulted.

3.7.4 Porches

WATER DAMAGE AREA

Recommended Repairs

There are a number of areas around the front porch and back patio soffits where there is water damage / wood rot. Most of these areas have been painted over but were probed to be sure.

3.7.5 Porches

PAINT CHIPPING

Maintenance Items

There is some paint chipping of the stucco on the exterior wall to the right of the front door as well as on the second level balcony.

4.1.1 Roofing Material

DRIP EDGE INSTALLATION

Recommended Repairs

Metal Drip edging is missing or has not been properly installed. There is a flashing like material that has been installed under the metal roofing but it is not the standard drip edge. It is bent over into the gutters and in some areas this metal restricts the guttering space. In some cases the edge of the roof sheathing is void of flashing / drip edge altogether.

A metal drip edge should be installed along the roof edges, at both the eaves and the rakes. The roofing felt should be installed over the drip edge at the eaves and under the drip edge at the rake boards. Without correct installation the edges of the roof sheathing may be exposed to water and eventually rot. Drip edge flashing should extend at least 1/4 of an inch below the roof sheathing and extend at least 2 inches onto the roof deck. Drip edge pieces should overlap at least 2 inches.

Recommend evaluation by a Roofing Professional and their recommendation for correction followed.




4.3.1 Vegetation

TREE LIMBS IN CLOSE PROXIMITY TO ROOF

Maintenance Items

There are tree limbs in close proximity to the roof. It is recommend that limbs be cut back 8-10 feet from the roof and the chimney.

4.4.1 Chimney

CHIMNEY SPARK SCREEN ARRESTOR MISSING

Maintenance Items

No chimney spark screens appear present on the chimney flues as viewed from the ground. Also a good indicator that the flues do not have a spark screens is fact that leaves and debris fell into the fireplaces when the fireplace dampers where inspected. With out a spark screen or cap debris, leaves, and water can / may enter the chimney.

4.5.1 Drainage Systems

DEBRIS IN GUTTERS

Maintenance Items

Debris has accumulated in the gutters. Recommend periodically scheduled cleaning to facilitate water flow and / or the installation of gutter guards to prevent the build up of debris.

4.5.2 Drainage Systems

NO GUTTER SCREENS / GUARDS

Maintenance Items

There are no screens of the gutters.

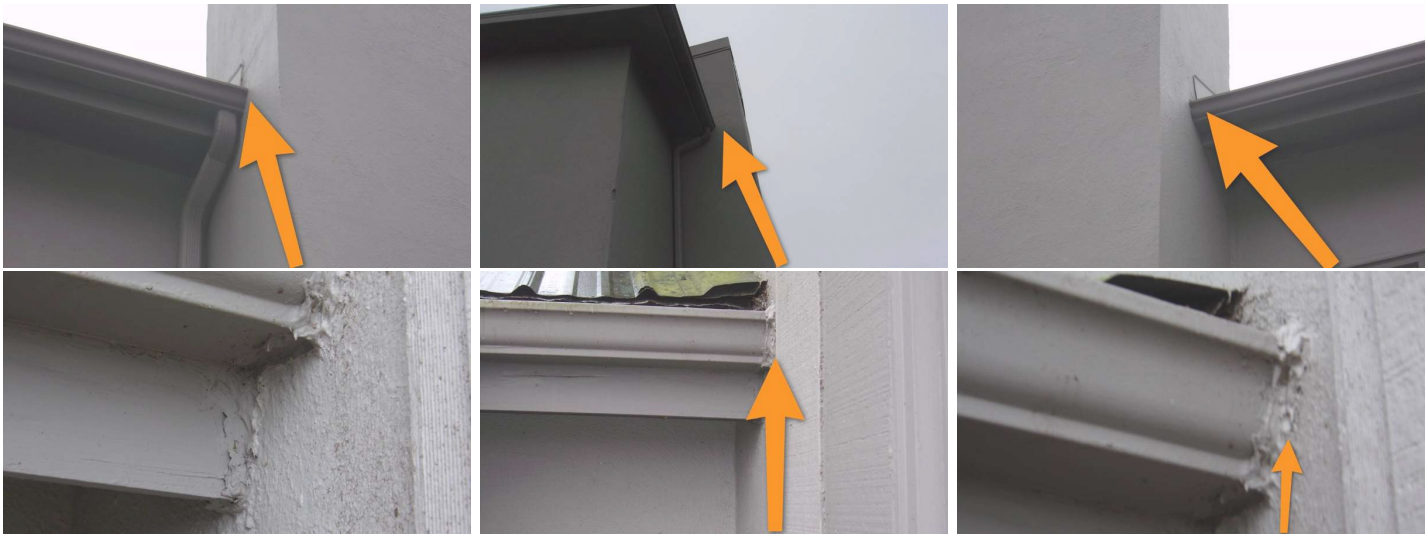
4.5.3 Drainage Systems

NO GUTTER KICKOUT FLASHING

Recommended Repairs

"Kickout" flashing is not present where the gutters meet the house. There is some wall flashing in these areas, but not specifically "kickout" flashing. There is some patching of the stucco and the space between the gutters and the stucco where there has been leaking, possibly due to the lack of this flashing. Specifically above the upper balcony door off the master bedroom.

"Kickout" flashing is an important detail in preventing water damage to a building. It is simply a little piece of metal that directs water out and away from a building where a roof surface ends at a wall. Recommend evaluation and correction by a licensed contractor.



4.5.4 Drainage Systems

DOWNSPOUTS RELEASING WATER OVER ROOF SURFACE

Maintenance Items

There are downspouts that are releasing water directly onto the upper metal roofing with water then draining down the roof to the lower gutter. This is not recommended simply because of the impact of a concentrated flow of water on the roof. It may also cause water to splash onto the stucco chimney cladding or the flashing at the base of the chimney.

5.1.1 Access

ACCESS SIZE

Maintenance Items

The attic access ceiling panel is smaller than the standard panel size of 22.5 x 30. It is located in the upper floor back right bedroom closet.

5.1.2 Access

PANEL WEATHER STRIPPING

Maintenance Items

There is no weather stripping around the access panel. Weather stripping will help to reduce heat / moisture flow between the house and the attic.

5.1.3 Access

PANEL INSULATION

Maintenance Items

The attic side of the access panel is not insulated but should be. Rigid insulation on top of the panel will work best and is recommended.

5.2.1 Area Around The Access

ACCESS OBSTRUCTIONS / WIRING

Maintenance Items

The electrical wiring around the attic access is not protected. Electrical wiring should be protected within a 6 foot area around the attic access, on both the floor and the rafters above. Protection should be in the form of wood strips on either side of the cabling. Protecting this wiring from damage is recommended.

5.3.1 Chases

OPEN CHASES

Recommended Repairs

There is an open space or chase in the attic that is considered a fire chase. This area needs to be properly covered and sealed to help prevent the rapid spreading of a fire. These open vertical spaces can act like a chimney providing any fire an easy and rapid pass between floors. This area is at the back right side of the attic area. Recommend the areas noted be properly covered (drywall or OSB) and caulked and then the surface area be insulated in accordance with attic insulation requirements. Or in this case the front wall of the chase can be covered.

Also there was water staining on the interior walls of the chase but no sign of moisture. Also in the upper right side of the chase was a nest of insects. The type of insect is unknown. The inspector is not a professional bug guy.

5.5.1 Insulation

INSUFFICIENT INSULATION

Maintenance Items

Insulation depth is less than the recommended standard. The insulation appears to be R-19. The minimal insulation R-Value for attics in our region is R-30, while the DOE recommends R-49. Recommend a additional insulation be added. If rolled fiberglass insulation is installed over the current it needs to be unfaced.

5.5.2 Insulation

CEILING TRUSSES EXPOSED

Maintenance Items

The ceiling trusses in the attic are visible above the insulation. It is recommend that these trusses be covered with insulation to help reduce thermal bridging, which is heat transfer through uninsulated wood members. Recommend a qualified attic insulation contractor install additional insulation.

5.5.3 Insulation

NO BAFFLES INSTALLED

Maintenance Items

Currently there are no baffles installed between the trusses for soffit venting. When insulation is added it is recommended that baffles be added between the trusses to allow for air flow. When insulation is added at the attic roof edges if it is compressed against the roof sheathing if will stop needed air flow through the attic.

5.5.4 Insulation

RIDGE VENTING AREA

Maintenance Items

The attic has ridge venting through the metal cap on the ridge of the roof line. The roof sheathing is normally cut back about 2 inches to allow air flow from the soffits / eaves up through the roof venting. The visible sheathing at the ridge is cut back less than this 2 inches.

6.4.1 Air Conditioner

AGING UNIT

Recommended Repairs

Per the Lennox air conditioner data plate the unit was built in 2002 making this appliance approximately 17 years of age. The data plate for the HEIL gas furnace indicates it was built in 2001 making this appliance roughly 18 years of age. The gas furnace is working normally with a heat differential of approximately 45 degrees but both units are aging with the normal life expectancy of these appliances between 16 and 20 years. Recommend qualified HVAC tech fully test system, monitor for proper function and replace as needed.

6.4.2 Air Conditioner

DISTANCE ABOVE SOIL

Maintenance Items

The outside condensing unit should be raised at least 6 inches off the ground in moderate snowfall areas. Recommend evaluation.

6.5.1 Gas Furnace

NO DIRT LEG

Maintenance Items

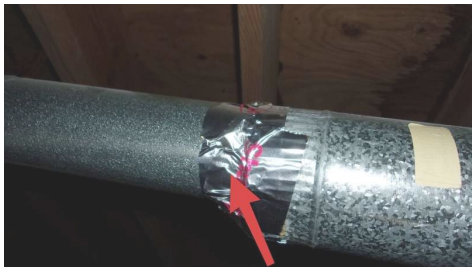
There is no dirt leg on the gas line to the appliance. Recommend installation.

6.5.2 Gas Furnace

GAS EXHAUST PIPING LEAKING

Major / Safety Issues

The exhaust line off the crawlspace located gas furnace is rusted, the line is differing sizes (instead of one sized piping), the seams are taped and the end point of the exhaust line is not connected and appears to be exhausting carbon monoxide into the home (crawlspace). This needs to be corrected immediately.



7.7.1 Hot Water Systems

ELECTRIC WIRING NOT PROTECTED

Recommended Repairs

The electrical wiring to the water heater is not protected and needs to be in protective conduit.

7.7.2 Hot Water Systems

NEAR END OF LIFE

Maintenance Items

Water heater, per the data plate, was manufactured in the year 2000. The normal life expectancy of a water heater is roughly 8-12 yrs. So replacement at some point in time should not be a surprise.

7.7.3 Hot Water Systems

NO DRIP PAN DRAIN LINE

Maintenance Items

If a water heater is located inside a living area on a floor that may be damaged by water a pan under a tank is recommended. The catch pan should be plumbed to a safe location to avoid damaging floors. If a drain line is not possible a float sensor with an alarm is recommended in the catch pan. Suggest evaluation and installation.

7.7.4 Hot Water Systems

NO EXPANSION TANK

Maintenance Items

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the tank without putting pressure on water distribution lines. They are installed on the cold water lines. These are required in certain areas for new installs. Recommend installation when replaced.

7.7.5 Hot Water Systems

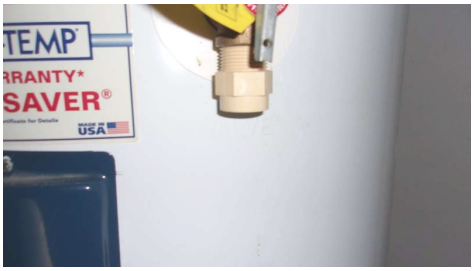
NO TPR PIPE

Recommended Repairs

The TPR pipe off the TPR valve is:

1. Not fully secured, easily becomes disconnected and
2. The TPR pipe is PVC.

Recommend replacing with non PVC piping and securing / attaching to TPR valve.

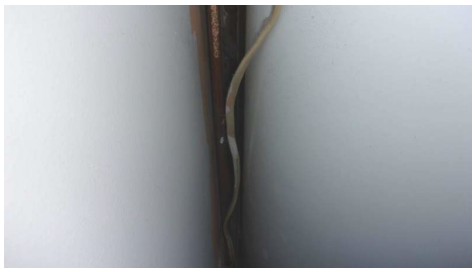


7.7.6 Hot Water Systems

NO ELECTRIC DISCONNECT

Maintenance Items

There is no water heater electrical disconnect located at the water heater. One is required for the protection of a service person when repairing or replacing the unit. However, since the water heater is in the same room as the electric panel the shut in the panel will suffice.



8.4.1 Main Service Panel

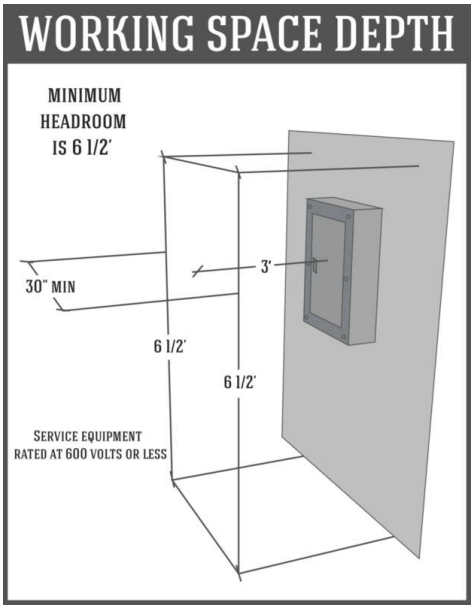
WORKING SPACING

Recommended Repairs

The Main Service Panel is not in unobstructed clear space. The panel should be in clear space (30 inches x 36 inches) that is at least 30 inches wide with 36 inches in front of the panel. The panel does not need to be centered in the 30 inches but the door needs to open a full 90 degrees. Not complying with this is considered a safety issue. I recommend this be corrected. A licensed electrician should address this issue.

There is no lighting for the Main Service Panel. Should be lighting for each panel.The Main Service Panel The Main Service Panel requires unobstructed space around the panel.

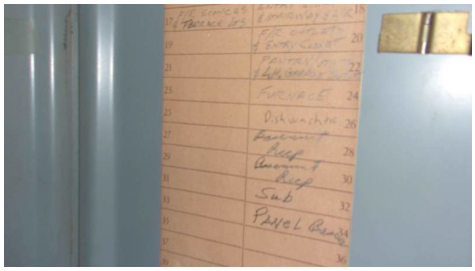
Panel should not be located in closets bathrooms and cabinets or near flammable liquids. If the only way to reach the panel requires leaning on grounded appliances such as washers, dryers, freezers, do not inspect the panel.



8.4.2 Main Service Panel

INCOMPLETE OR MISSING DIRECTORY

Recommended Repairs



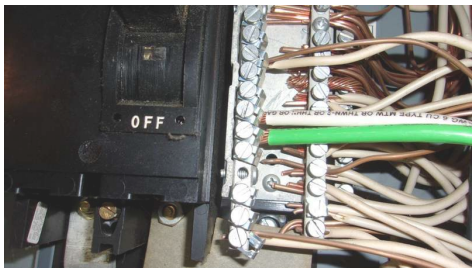
The service panel directory is missing or incomplete. All service panels should have a complete Breaker / Fuse Directory. A directory will allow a specific circuit to be disconnected without shutting off the homes main disconnect. The inspector has no way of confirming the accuracy of the directory, only whether it is missing or appears incomplete. For personal safety a complete circuit directory is required. A licensed electrician should be contacted about developing a panel directory.

8.4.3 Main Service Panel

BUS BAR BONDING SCREW

Recommended Repairs

There is no visible grounding screw (green) to verify the grounding of the neutral / ground bus bars to the panel. I recommend a licensed electrician be consulted and their recommendation for correction be followed.

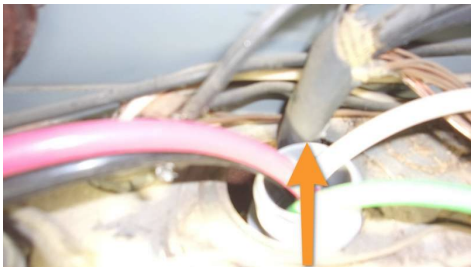


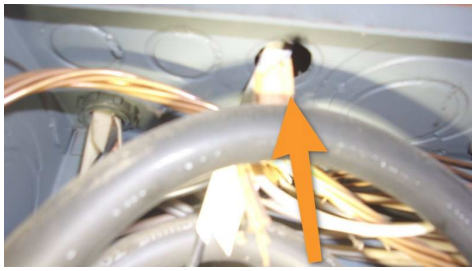
8.4.4 Main Service Panel

PANEL WIRE BUSHINGS

Recommended Repairs

There are conductors entering the service panel that are not protected from the edges of the panel openings with bushings. I recommend a licensed electrician be consulted and their recommendation for correction be followed.



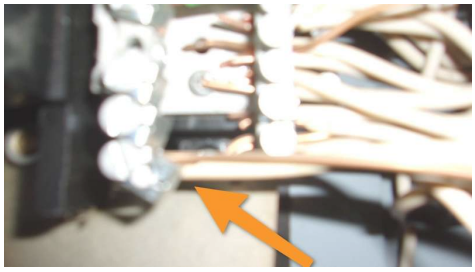


8.4.5 Main Service Panel

MULTIPLE NEUTRALS UNDER SAME SCREW

Recommended Repairs

Neutral (white) wires are not to be doubled up where they are secured to the neutral / ground bus bar. One neutral wire only under a screw on the bus bar. This is not the case in this panel.
Recommend evaluation and correction by a licensed electricain.

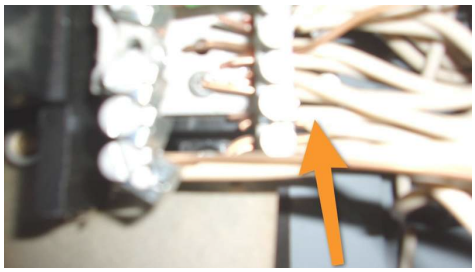


8.4.6 Main Service Panel

NEUTRALS AND GROUNDS TOGETHER

Recommended Repairs

In a service panel neutral (white) wires and ground (bare) wires are to be separated where secured to the neutral / ground bus bar. In this panel there are neutral and ground wires together, under the same screw, on the bus bar. This needs to be corrected by a licensed electricain.

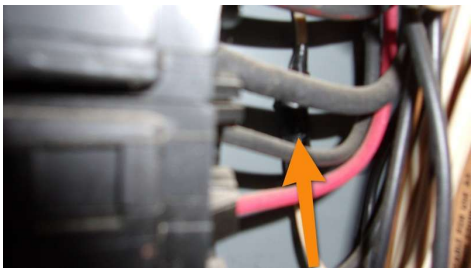


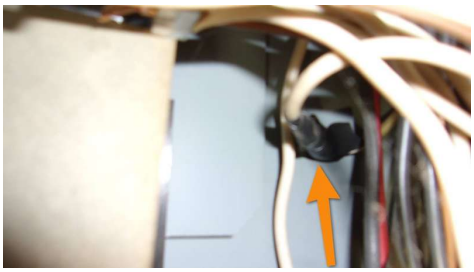
8.4.7 Main Service Panel

WIRES SPLICED WITHOUT CAPS

Recommended Repairs

There a two grounded conductor (white wire) spices in the panel. The splices are taped but because of their size do not appear to be capped before tapping.



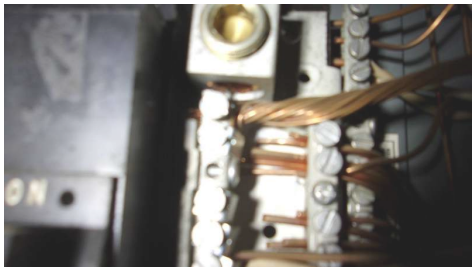


8.4.8 Main Service Panel

STRAND WIRE NOT FULLY UNDER SCREW

Recommended Repairs

There is a stranded ground wire where not all of the wire strands are under the ground screw. Recommend correction.



8.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Recommended Repairs

There is no GFCI Protection in the

1. Garage
2. Main level / bathroom no outlet, therefore no GFCI protection
3. No upstairs bathrooms (4) have GFCI protection
4. All exterior outlets

Recommended in all of these areas.

8.7.1 Grounding

GROUNDING ELECTRODE NOT IDENTIFIED

Major / Safety Issues

The grounding electrode (GEC) from the Service Panel could not be identified and a ground was not located to an exterior rod or the water distribution lines. Recommend evaluation by a licensed electrician.

Grounding means connecting the electrical system to the earth. It is required as a means of disposing of unwanted electricity and energy from lightning strikes. Grounding is a safe alternate electrical path out of the main panel. Before 1960 only the service panel required grounding. Since then all branch circuits, lights and electrical receptacles require grounding.

9.1.1 Access

DOOR NOT WEATHER STRIPPED

Maintenance Items

The crawlspace door does not latch properly. It additionally has no weather stripping, threshold, etc. Since this door separates conditioned from unconditioned space sealing this door properly is recommended.

9.3.1 Dryer Venting

NOT VENTED TO EXTERIOR

Recommended Repairs

The dryer vent is not properly exhausted to the home's exterior. The vent line that goes through the floor from the dryer is damaged and currently the hot moist air and lint is being discharged into the crawlspace. This needs to be corrected.

Also the dryer vent is flexible plastic. This type of line tends to trap lint in the line. A solid smooth lined vent pipe is recommended.

9.5.1 Insulation

MISSING INSULATION

Recommended Repairs

There is no insulation installed between the floor joists in the home's crawlspace. Installation of insulation with a value of at least R-19 is recommended. If insulation with kraft paper (a vapor barrier) is used, it should be installed so the vapor barrier is up tightly against the subfloor so there is no air space between the insulation and the subfloor. Additionally, the insulation should not be compressed, this will significantly reduce its effectiveness.

Additionally, the underside of the steps from the main to lower level, in the crawlspace, are not insulated. Recommend this be done as well.

9.7.1 Electrical

MISSING JUNCTION BOXES

Major / Safety Issues

There are unprotected wiring ends in the crawlspace area. The wiring noted is just above and to the right of the furnace. All splices and wire ends should be placed in a properly secured and covered junction boxes. Recommend all wire splices be properly protected.

9.9.1 "Mildew Like" Substance

ON THE CRAWLSPACE FLOOR

Recommended Repairs

There are signs of a mildew like substance on the crawlspace soil. This is normally the result of moisture escaping from the soil. The proper installation of vapor retarder over the soil is recommended. In addition to having the mildew like substance treated or removed.

9.10.1 Moisture / Water Present

EFFLORESCENCE PRESENT

Recommended Repairs

There is efflorescence present on the foundation block in the crawlspace. This is a sign of water penetration of the block presumably from the flat to negatively sloped grading at the exterior of the home. The soil at the base of the block in these areas is wet / muddy indicating current / recent water entry.



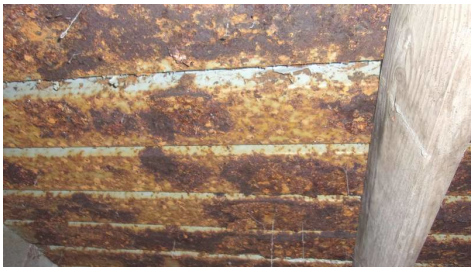


9.11.1 Structural Issues

SUBFLOOR DAMAGE

Maintenance Items

The metal subfloor under the front porch area is heavily rusted and a support beam one a block has been added. The integrity of the support beam and block is in question.




9.13.1 Vapor Retarder

IMPROPER INSTALLATION / INCOMPLETE

Recommended Repairs

Vapor barrier is improperly installed. This can result in unwanted moisture. Typically a vapor barrier or retarder should be at least 6 mil plastic that completely covers the soil; free of holes and tears; and all seams overlapped at least 6 inches and taped / sealed. The vapor retarder should be cleanly cut around foundation walls and columns or be extended up and be secured / sealed to the walls and columns. Recommend repair.




9.14.1 Ventilation

VENTILATION AMOUNT

Recommended Repairs

The home's crawlspace lacks the standard recommended amount of venting. At this time there is one crawlspace vent on the back side of the house. If the crawlspace has a full / complete / correctly installed vapor barrier / retarder one square foot of venting is required per 1500 sq. ft. of crawlspace. If the crawlspace does not have a full / complete / correctly installed vapor retarder, as is the case here, then one square foot of ventilation is required per 150 sq.ft. Recommend this be corrected by adding mechanical venting and adding / correcting the vapor retarder.

10.1.1 Door To Living Space

NOT FIRE RATED

Major / Safety Issues

The door separating the garage and home is not a fire rated door. This firewall door must be at least 1 3/8-inch thick, metal / steel, or a 20-minute fire-rated solid wood door. Since this door has decorative panels it does not meet the 1 3/8 inch parameter.

10.1.2 Door To Living Space

NOT SELF-CLOSING

Recommended Repairs

The door between an attached garage and the home should have self-closing hinges or a self closing device to help prevent spread of a fire to living space. This door must close and latch on its own. Recommend installation.

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10.1.3 Door To Living Space

WEATHER STRIPPING

Recommended Repairs

To help prevent air movement between the home and the garage the garage living space door should have sound weather stripping, a sound threshold and a door base sweep.

10.1.4 Door To Living Space

PET DOOR

Recommended Repairs

Pet doors in the door between the garage and the living space are not permitted. Having one eliminates the required fire safety standard.

10.1.5 Door To Living Space

NO DOOR SWEEP

Recommended Repairs

There is no door sweep or threshold at the base of the door to help eliminate the movement of air / fumes.

10.1.6 Door To Living Space

DOOR TO LAUNDRY ROOM

Recommended Repairs

The door at the back of the laundry room, through the garage, is a solid wood door but needs to be treated as a firewall or fire rated door. Self closing, fire rated, weather stripping, sweep, etc. As is it is now it is allowing air from the garage into the home (fumes) and is significantly negatively impacting the home's energy efficiency.

10.1.7 Door To Living Space

GENERAL DAMAGE

Maintenance Items

The garage walls are paneling with some loose seams. The floor is painted with common chipped paint. There is hole in the wall to the right of the laundry access (from the garage) around some plumbing lines.


10.2.1 Vehicle Door

AUTO REVERSE SENSOR GREATER THEN 6 INCHES FROM FLOOR

Maintenance Items

The electronic eye auto reverse on either side of the right side garage door (from the outside) needs to be no greater than 6 inches above the floor. Recommend correcting.

10.2.2 Vehicle Door

PRESSURE AUTO REVERSE

Recommended Repairs

The auto pressure reverse did not operate for the right side garage door (from the outside) while it did for the other door. Recommend correction.

10.3.1 Electrical

RECEPTACLE LOCATION(S)

Maintenance Items

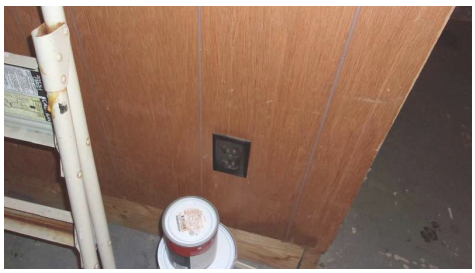
The single electrical outlet in garage (that was visible) should be at least three feet above the floor because a spark from this outlet the can be a source of ignition for gas fumes.

10.3.2 Electrical

GFCI PROTECTION

Major / Safety Issues

There is no GFCI protection on the single outlet visible in the garage, by the living space door. Ground Fault Circuit Interrupter (GFCI) protection is required on all 120 volt receptacles in garages and grade level areas of unfinished accessory buildings as of 1971. GFCI protection is not required for receptacles in the garage ceiling nor for dedicated receptacles that serve an appliance that is not easily moved.



13.2.1 Smoke Detectors

NO SMOKE DETECTOR

LOWER LEVEL LIVING AREAS

Major / Safety Issues

Current smoke detector safety installation standards require a smoke detector in each bedroom and in hallways outside of each bedroom (within 10 feet). They should always be installed per the manufacture's instructions.

Generally, smoke detectors should be installed no closer than 4 inches from a wall / ceiling intersection and if installed on the wall, not more than 12 inches down the wall from the ceiling.

13.9.1 Back Closet

BACK WALLS NOT INSULATED

Maintenance Items

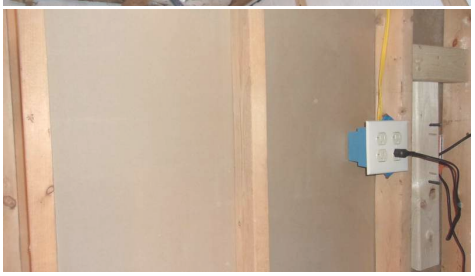
In the back closet of the lower living area the following is noted.

1. This is unconditioned space and the back of the walls between the living area and the closet are not insulated.

2. The ceiling is insulated but the insulation is upside down (paper goes up toward living area) and the insulation is not pressed up against the ceiling. This leaves a gap between the insulation and the flooring that allows air flow thus makes the insulation useless.

3. The door is not weather stripped, has no threshold or sweep to help prevent the movement of air between the two spaces.




14.1.1 Interior Door

DOOR DOESN'T LATCH

Maintenance Items

COAT CLOSET IN FOYER

This door doesn't latch. Recommend repair or readjusting the latch and / or strike plate.

14.3.1 Windows

GENERAL DAMAGE

Maintenance Items

MAIN LEVEL CASEMENT WINDOWS

One or more windows appears to have general damage, but are operational.

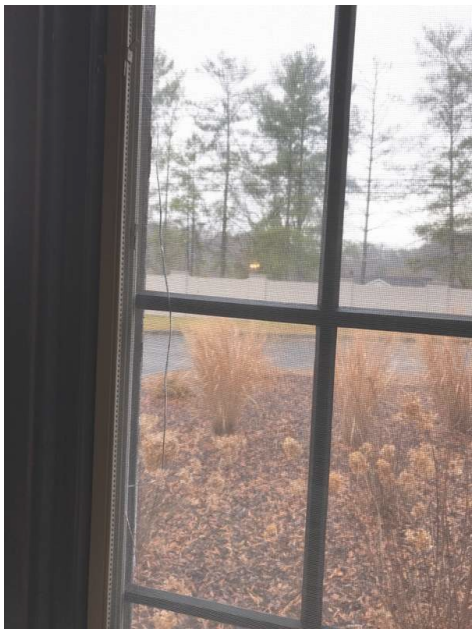
14.3.2 Windows

BROKEN / CRACKED WINDOW GLAZING (GLASS)

Recommended Repairs

MAIN LEVEL FRONT LR

There are windows with cracked or broken window glazing. Recommend repair / replacement of the glazing (glass).



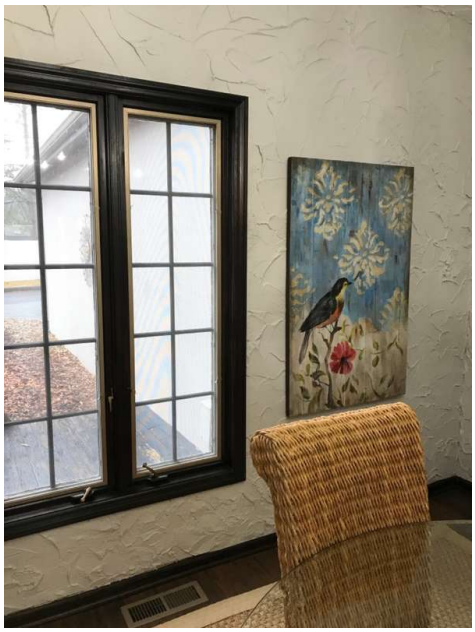
14.3.3 Windows

DO NOT EASILY OPEN

Recommended Repairs

Some windows are difficult to open. Windows should be secure in the casings but easy to open.

The right side window in the dining room does not close fully with the crank and the hinges are not operating correctly.



14.4.1 Ceilings / Walls

MAJOR CRACKS

Recommended Repairs

FRONT LR

There is major cracking visible in this rooms walls / ceiling. They may indicate soil movement or insufficient wall support resulting in wall sagging. Cracks of around a 1/4 of an inch with visible displacement (up or down / in or out) around the cracks are considered to be of structural concern and should be evaluated.

Located at base of railing where wood trim plate meets the wall at the step down from the foyer into front living room.

14.4.2 Ceilings / Walls

MOISTURE STAINS / DAMAGE

Recommended Repairs

Their are stains on the walls/ceilings that appear to be the result of moisture. The source of moisture may / may not have been corrected. There was / was not a sign of moisture in this area, at the time of the inspection, as tested for with a thermal imaging camera. If there was no corresponding moisture intrusion point identified then it is recommended that this area be monitored in order to detect continued or further damage. This area is below the upper level bathroom.

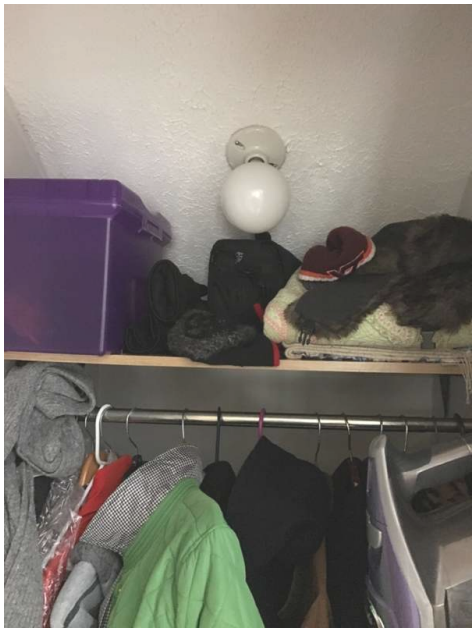
This is located where the back main level living room meets the kitchen (close to the stove).

14.7.1 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

CLOSET LIGHT FIXTURE CLEARANCE(S)

MAIN LEVEL COAT CLOSET



The closet lighting does not meet today's safety clearance standards. Although not an issue when the home was constructed, the lack of standard clearances is considered a safety issue. Recommend adherence to today's standards.

Surface incandescent lighting fixtures in closets should not be within 12 inches of a closets defined storage area. Storage area height is roughly defined as the highest of 6 feet from the floor, the height of clothes hanging rod or the height of a shelf above the clothes hanging rod.

Recessed (totally enclosed) incandescent, fluorescents or LED lighting fixtures in closets shall be no closer than 6 inches from a closets defined storage area. Storage area height is roughly defined as the highest of 6 feet from the floor, the height of clothes hanging rod or the height of a shelf above the clothes hanging rod.

Surface mounted lights shall be at least 6 inches from a closets defined storage area. Storage area height is roughly defined as the highest of 6 feet from the floor, the height of clothes hanging rod or the height of a shelf above the clothes hanging rod.

15.3.1 Damper Doors

Recommended Repairs

INOPERABLE / DAMAGED

The main level fireplace damper did not operate normally. This means opening / closing properly, staying in place (either open or closed) and when closed provides a seal between the firebox and the flue. This damper would not stay closed. Recommend evaluation and repair.

17.6.1 Firebox

NO FIREPLACE SCREEN

Recommended Repairs

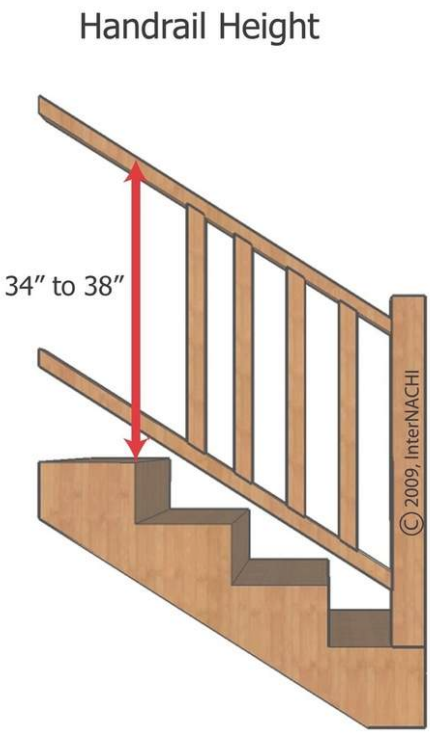
Fireplace screen was missing in front of fireplace, this is recommended as a safety precaution.

18.1.1 First Floor To Second Floor

RAILINGS HEIGHT

Recommended Repairs

The stair railings are 32 inches high. They do not meet the recommended building standard railing height of 34 to 38 inches. This is considered a safety issue, recommend addressing.



18.1.2 First Floor To Second Floor

BALUSTER SPACING

Recommended Repairs

MAIN TO UPPER LEVEL STAIRS

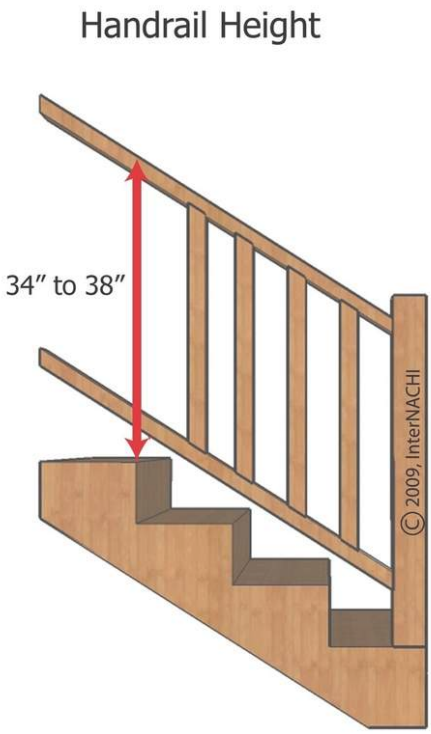
The spacing between the stair railing balusters or fillers is 5.5 inches. There should be no more than 4 3/8 inches of space between stair railing balusters to prevent children heads or other body parts from getting trapped. For safety reasons it is recommended that these steps be brought up to baluster recommended standards.

18.3.1 Finished Basement Stairs

RAILINGS HEIGHT

Recommended Repairs

The stair railings are 31.5/25 inches high. They do not meet the recommended building standard railing height of 34 to 38 inches. This is considered a safety issue, recommend addressing.



18.3.2 Finished Basement Stairs

BALUSTER SPACING

Recommended Repairs

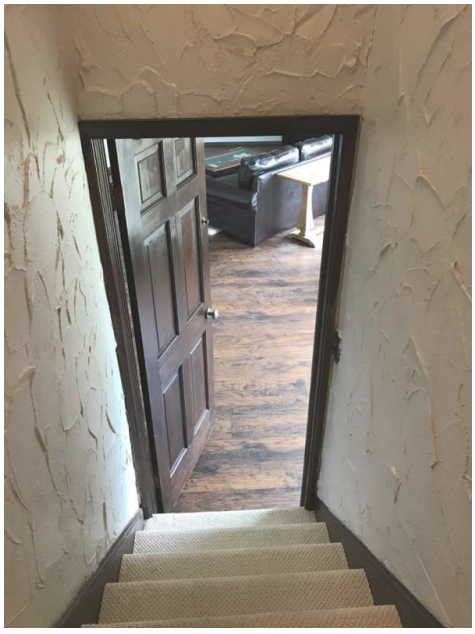
The spacing between the stair railing balusters or fillers is 5.25 nches. There should be no more than 4 3/8 inches of space between stair railing balusters to prevent children heads or other body parts from getting trapped. For safety reasons it is recommended that these steps be brought up to baluster recommended standards.

18.3.3 Finished Basement Stairs

STAIRWAY HEAD ROOM

Recommended Repairs

The headroom above these steps is less than the minimum standard of 6 feet 8 inches. Care should be taken so a taller person doesnt smack their head.

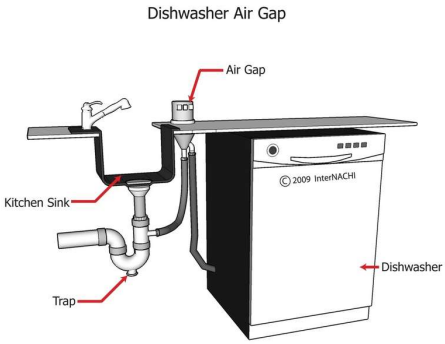


19.3.1 Dishwasher

ABSENCE OF DRAIN LINE HIGH LOOP OR AIR GAP

Recommended Repairs

The dishwasher drain line should either connect to an air system at the top of the sink or be installed so it has a loop in the line that touches the under side of the counter top. This air gap system or high loop will help prevent drain water from the sink draining into the dishwasher. Recommend correcting the line positioning to create this high loop.



19.3.2 Dishwasher

UNPROTECTED WIRING

Recommended Repairs

The Romax wiring to the dishwasher and the wiring to the disposal are both unprotected under the sink and both need to be in protective conduit

19.8.1 Lighting Fixtures, Switches & Receptacles

NUMBER OF ISLAND OUTETS

Recommended Repairs

KITCHEN

At least one receptacle outlet must be installed at each island countertop space with a long dimension of 2 feet or greater. When breaks occur in countertop spaces for appliances, sinks, etc., and the width of the counterspace behind the appliance or sink is less than 1 foot, each countertop space is considered as a separate island for determining receptacle placement.

This receptacle strip is within 3 feet of the sink on the island and should be GFCI protected .

19.11.1 Windows

GENERAL DAMAGE

Maintenance Items

One or more windows appears to have general damage, but are operational.

19.13.1 Garbage Disposal

UNPROTECTED WIRING

Recommended Repairs

Romex wiring that is connected to the garbage disposal directly should be protected by being placed in conduit. Recommend this be done.

19.16.1 Sinks

LARGE CUT-OUT AROUND PIPES

Recommended Repairs

The area under the sink where the drain line exits the cabinet is large and open.n

21.5.1 Smoke Detectors

NO SMOKE DETECTOR

Major / Safety Issues

There is no smoke detector installed in this bedroom. This is considered a safety issue for the home's occupants and it is strongly suggested, for personal safety, that one be installed.

Current smoke detector safety installation standards require a smoke detector in each bedroom and in hallways outside of each bedroom (within 10 feet). They should always be installed per the manufacture's instructions.

Generally, smoke detectors should be installed no closer than 4 inches from a wall / ceiling intersection and if installed on the wall, not more than 12 inches down the wall from the ceiling.

21.6.1 Ceilings / Walls

MINOR CRACKS

Maintenance Items

LOWER LEFT CORNER OF CATHEDRAL WINDOW

There are minor cracks in the walls /ceiling. Cracks at the corners of doors and windows are not uncommon. They may be due to long-term settlement or from the shifting / shrinking of a door or window header. Joint cracks can be the result of expansion and contraction of framing or structural stress.

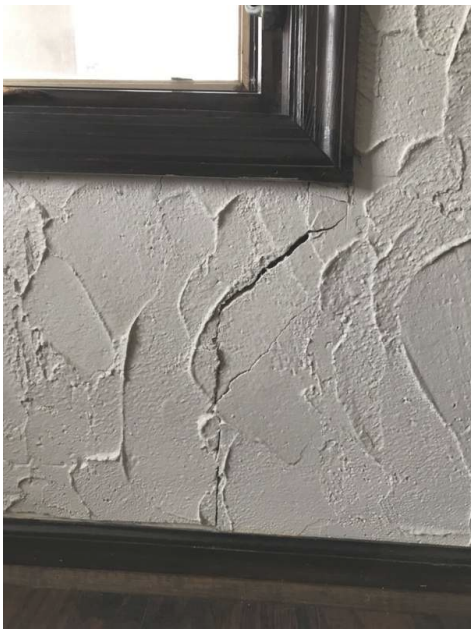

21.6.2 Ceilings / Walls

MAJOR CRACKS

Recommended Repairs

BOTTOM RIGHT OF CATHEDRAL WINDOW

There is major cracking visible in the bedrooms walls. They may indicate soil movement or insufficient wall support resulting in wall sagging. Cracks of this size with visible displacement around the cracks are considered to be of structural concern and should be evaluated by a structural engineer.




21.8.1 Windows

DO NOT EASILY OPEN

Maintenance Items

The bottom casement window under the cathedral window in the seating is difficult to open. This is not an egress concern as there is an operable exterior door in the master bedroom .

21.8.2 Windows

FAILED SEAL(S)

Maintenance Items

CATHEDRAL WINDOW

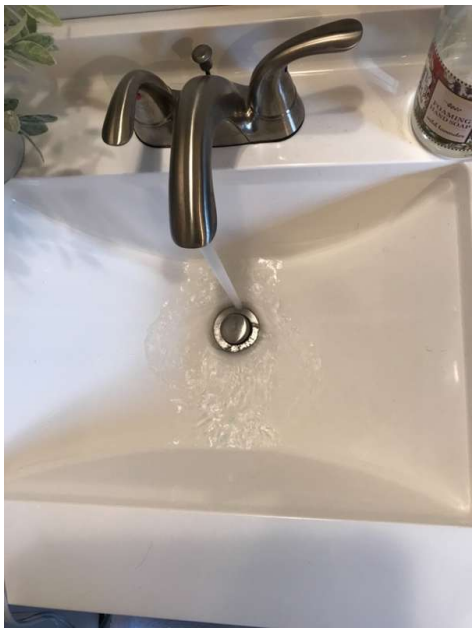
Observed condensation / condensation stains between some window panes, which normally indicates a failed seal. This does not normally reduce the window's efficiency but may negatively impact the windows appearance and the visibility through the glazing.

22.4.1 Sink(s)

NO OVERFLOW HOLES

Recommended Repairs

Just a heads up that the sink does not have a water overflow hole. So caution should be taken when filling the sink with the stopper closed.



22.7.1 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION

Recommended Repairs

As of 1971 GFCI (Ground Fault Circuit Interrupter) protection is required on all bathroom outlets, kitchen outlets within 6 feet of counter tops, exterior receptacles, crawlspace and garages. Although the NEC doesn't require updates each time a new code is established GFCI protection can save lives. Recommend GFCIs be installed where currently required.

22.11.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

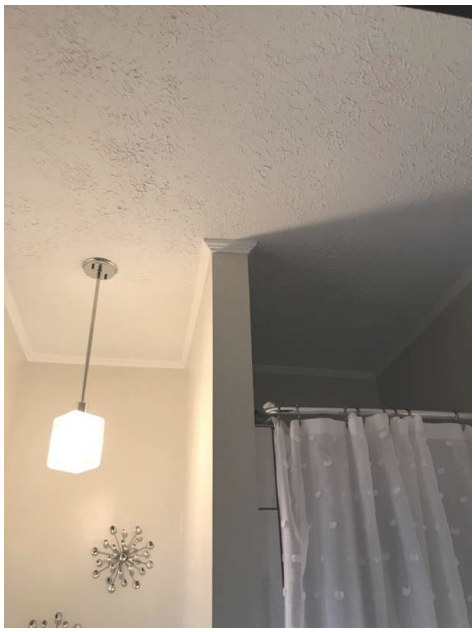
There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

22.12.1 Moisture Exhaust Fan

NO VISIBLE VENTING

Recommended Repairs

There is no bathroom moisture exhaust venting. Bathroom venting is installed to remove moisture from the bathroom not to keep the air fresh. Even with a window in the bathroom exhaust venting is recommended simply because opening a window in freezing weather is usually not done. Many times we don't always remember to open the window before showering. If installed an exhaust fan should vent to the homes exterior not to the attic.



23.4.1 Sink(s)

Recommended Repairs

NO OVERFLOW HOLES

MASTER BATH-TWO

Just a heads up that the sink does not have a water overflow hole. So caution should be taken when filling the sink with the stopper closed.

23.7.1 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

NO GFCI PROTECTION

As of 1971 GFCI (Ground Fault Circuit Interrupter) protection is required on all bathroom outlets, kitchen outlets within 6 feet of counter tops, exterior receptacles, crawlspace and garages. Although the NEC doesn't require updates each time a new code is established GFCI protection can save lives. Recommend GFCIs be installed where currently required.

23.8.1 Tub or Tub / Shower Combined

Major / Safety Issues

FIXTURE WATER LEAKAGE

HOT & COLD WATER KNOB

There is water leaking from both the hot and cold faucets. Replacement or repairs are recommended.

23.8.2 Tub or Tub / Shower Combined

NO SHOWER ACCESS PANEL

Recommended Repairs

Common building standards are to install a wall panel in the wall behind the shower faucet to allow access for faucet repair or replacement. One has been installed in this case.

23.11.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

23.12.1 Moisture Exhaust Fan

NO VISIBLE VENTING

Recommended Repairs

There is no bathroom moisture exhaust venting. Bathroom venting is installed to remove moisture from the bathroom not to keep the air fresh. Even with a window in the bathroom exhaust venting is recommended simply because opening a window in freezing weather is usually not done. Many times we don't always remember to open the window before showering. If installed an exhaust fan should vent to the homes exterior not to the attic.

24.5.1 Smoke Detectors

NO SMOKE DETECTOR

Major / Safety Issues

BACK LEFT BEDROOM

There is no smoke detector installed in this bedroom. This is considered a safety issue for the home's occupants and it is strongly suggested, for personal safety, that one be installed.

Current smoke detector safety installation standards require a smoke detector in each bedroom and in hallways outside of each bedroom (within 10 feet). They should always be installed per the manufacture's instructions.

Generally, smoke detectors should be installed no closer than 4 inches from a wall / ceiling intersection and if installed on the wall, not more than 12 inches down the wall from the ceiling.

24.7.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

LEFT CASEMENT CLOSEST TO CLOSET

There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

25.4.1 Sink(s)

NO OVERFLOW HOLES

Recommended Repairs

Just a heads up that the sink does not have a water overflow hole. So caution should be taken when filling the sink with the stopper closed.

25.5.1 Toilet

NOT FULLY SECURE TO THE FLOOR

Recommended Repairs

The toilet is not fully secured to the floor. If loose on the floor and continually moved the toilet seal cold be compressed and begin to leak. Recommend securing. When doing so you may want to replace the seal and while the toilet is off inspect the subflooring around the toilet for possible water damage.

25.7.1 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION

Recommended Repairs

As of 1971 GFCI (Ground Fault Circuit Interrupter) protection is required on all bathroom outlets, kitchen outlets within 6 feet of counter tops, exterior receptacles, crawlspace and garages. Although the NEC doesn't require updates each time a new code is established GFCI protection can save lives. Recommend GFCIs be installed where currently required.

25.8.1 Tub or Tub / Shower Combined

FIXTURE WATER LEAKAGE

Major / Safety Issues

There is water leaking from the shower head assembly / the water faucets. Replacement or repairs are recommended.

25.8.2 Tub or Tub / Shower Combined

NO SHOWER ACCESS PANEL

Recommended Repairs

Common building standards are to install a wall panel in the wall behind the shower faucet to allow access for faucet repair or replacement. One has been installed in this case.



25.8.3 Tub or Tub / Shower Combined

LOOSE SHOWER HEAD

Recommended Repairs

Shower Head is not secure in the wall.

25.11.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

25.12.1 Moisture Exhaust Fan

NO VISIBLE VENTING

Recommended Repairs

There is no bathroom moisture exhaust venting. Bathroom venting is installed to remove moisture from the bathroom not to keep the air fresh. Even with a window in the bathroom exhaust venting is recommended simply because opening a window in freezing weather is usually not done. Many times we don't always remember to open the window before showering. If installed an exhaust fan should vent to the homes exterior not to the attic.

26.4.1 Smoke Detectors

NO SMOKE DETECTOR

Major / Safety Issues

There is no smoke detector installed in this bedroom. This is considered a safety issue for the home's occupants and it is strongly suggested, for personal safety, that one be installed.

Current smoke detector safety installation standards require a smoke detector in each bedroom and in hallways outside of each bedroom (within 10 feet). They should always be installed per the manufacture's instructions.

Generally, smoke detectors should be installed no closer than 4 inches from a wall / ceiling intersection and if installed on the wall, not more than 12 inches down the wall from the ceiling.

26.5.1 Ceilings / Walls

MINOR CRACKS

Maintenance Items

There are minor cracks in the walls /ceiling. Cracks at the corners of doors and windows are not uncommon. They may be due to long-term settlement or from the shifting / shrinking of a door or window header. Joint cracks can be the result of expansion and contraction of framing or structural stress.

Located on the right side above the closet door.

26.8.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

27.1.1 Entry Door

DOOR DOESN'T LATCH

Recommended Repairs

The bathroom door doesn't latch properly. Recommend repair of the latch and / or strike plate.

27.4.1 Sink(s)

NO OVERFLOW HOLES

Recommended Repairs

Just a heads up that the sink does not have a water overflow hole. So caution should be taken when filling the sink with the stopper closed.

27.7.1 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION

Recommended Repairs

As of 1971 GFCI (Ground Fault Circuit Interrupter) protection is required on all bathroom outlets, kitchen outlets within 6 feet of counter tops, exterior receptacles, crawlspace and garages. Although the NEC doesn't require updates each time a new code is established GFCI protection can save lives. Recommend GFCIs be installed where currently required.

27.11.1 Windows

MISSING SCREEN(S) / STORM WINDOWS

Maintenance Items

There are window screens or storm windows missing. They may be in storage. Recommend addressing with the homes current owner to see if the are locateable.

27.12.1 Moisture Exhaust Fan

NO VISIBLE VENTING

Recommended Repairs

There is no bathroom moisture exhaust venting. Bathroom venting is installed to remove moisture from the bathroom not to keep the air fresh. Even with a window in the bathroom exhaust venting is recommended simply because opening a window in freezing weather is usually not done. Many times we don't always remember to open the window before showering. If installed an exhaust fan should vent to the homes exterior not to the attic.

28.1.1 Entry Door

DOOR BASE NOT TRIMMED FOR RETURN AIR

Recommended Repairs

Since there is no HVAC return air vent in the bathroom the clearance at the base of the doors should be at least 3/4 of an inch to allow for airflow back to the HVAC return vent. If door is closed a great deal of the time it is recommended the door base be trimmed to allow for adequate air return.

28.4.1 Sink(s)

NO OVERFLOW HOLES

Recommended Repairs

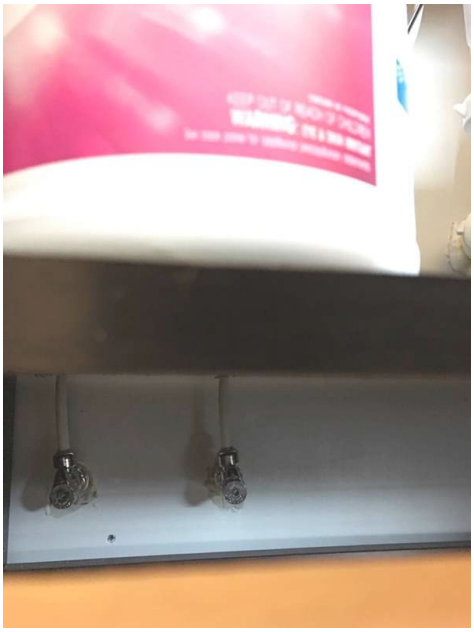
Just a heads up that the sink does not have a water overflow hole. So caution should be taken when filling the sink with the stopper closed.

28.4.2 Sink(s)

SHUT OFF VALVES

Recommended Repairs

There are no shut off valve to the supply lines .



28.6.1 Walk-in Shower

NO SHOWER ACCESS PANEL

Recommended Repairs

There is no panel to access the shower plumbing fixtures for repair or replacement.