



SUMMARY

1234 Main St. Lenoir City Tennessee
37771

Buyer Name
05/08/2018 9:00AM

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This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance** issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment.

Please reach out if you have any questions or need further explanation on anything identified in this report.

2.2.3 Roof Coverings

SHINGLES MISSING

BACK OF HOUSE

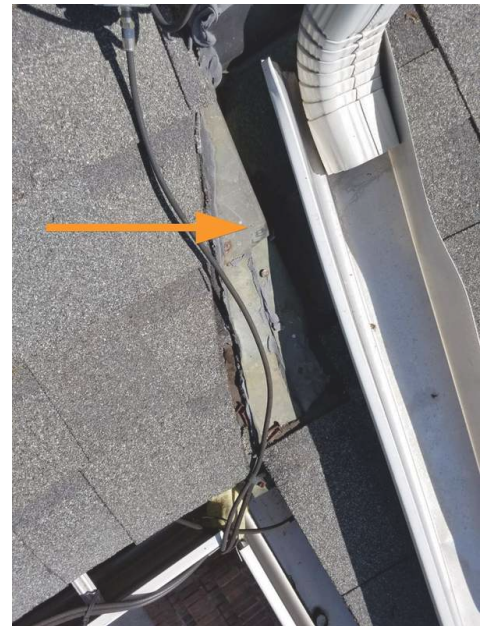
Observed an area that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate and/or repair.

Recommendation

Contact a qualified roofing professional.



Moderate Observation



2.5.3 Flashings

MISSING ROOF EDGE FLASHING

The roof was missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. Recommend evaluation and/or placement of roof edge flashing by a licensed roofing professional.

Recommendation

Contact a qualified roofing professional.



Moderate Observation



2.7.1 Chimney(s)

CHIMNEY CAP- MODERATE CRACKING

CHIMNEY

 Moderate Observation

Moderate cracking visible in the chimney cap should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified professional.

Recommendation
Contact a qualified chimney contractor.



3.7.1 Exterior Outlets

DAMAGED COVER

BACK OF HOUSE

 Significant Observation

An exterior outlet had a damaged weatherproof cover on the Back of the home. This is safety hazard should be corrected by a qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.



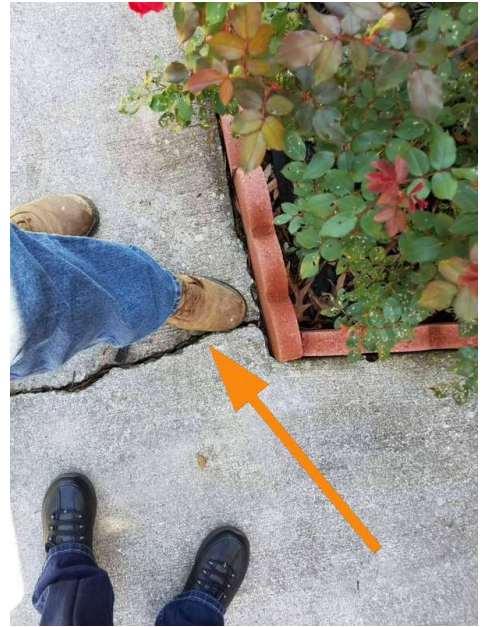
4.2.1 Walkway Observations

MODERATE HEAVING

 Moderate Observation

Moderate heaving of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.

Recommendation
Contact a qualified concrete contractor.



5.3.1 Electric Panel

OPEN SLOTS, BREAKERS

UTILITY ROOM

One or more slots where circuit breakers are normally installed were open in panel. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

Recommendation
Contact a qualified professional.

 Significant Observation



6.7.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation
Contact a handyman or DIY project

 Moderate Observation

8.3.1 Dryer Vent and Cover

GAP AT DRYER VENT

BACK OF HOUSE

 Moderate Observation

Vent pipes are too long. Pipes should be trimmed to allow the vent caps to sit flush with the exterior wall. Gaps around the dryer vent where it penetrated the exterior wall should then be filled with an appropriate sealant to prevent insect entry. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified handyman.



10.3.1 Supply Branch Piping

IMPROPER SUPPORTS OR LACK OF SUPPORTS

 Moderate Observation

CRAWLSPACE

A small section of distribution pipes were installed in a sub-standard way. Recommend a qualified plumber evaluate and properly fit and install new pipe section and/or proper support hangers.

Recommendation
Contact a qualified plumbing contractor.



11.1.1 Water Heater Observations

NO DRIP PAN

 Moderate Observation

UTILITY ROOM

Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed to prevent possible water damage.

Recommendation
Contact a qualified professional.



11.2.1 Pressure Relief Observations

NO DISCHARGE PIPE

 Significant Observation

UTILITY ROOM

The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED

Recommendation
Contact a qualified professional.



12.2.2 Walls

MOISTURE DAMAGE

BEDROOM 4 COAT CLOSET, 2ND FLOOR

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation
Contact a qualified professional.

 Moderate Observation



12.6.1 Outlet Observations

LOOSE OUTLET/BOX

GUEST HOUSE, LONG WALL ON RIGHT AFTER ENTERING FRONT DOOR.

An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Recommend correction by a qualified electrical contractor.

Recommendation
Contact a qualified professional.

 Moderate Observation

12.11.2 Lavatories/Sinks Observations

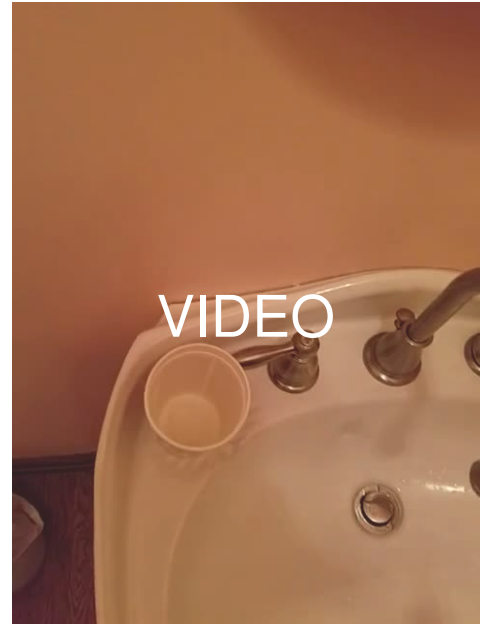
WALL-MOUNTED LAVATORY LOOSE

HALF BATHROOM, FIRST FLOOR

The wall-mounted lavatory was insecurely fastened to the wall. I recommend that steps be taken to properly secure the sink to the wall.

 Moderate Observation

Recommendation
Contact a qualified professional.



12.12.1 Toilet Observations
LOOSE AT FLOOR

GUEST HOUSE BATHROOM

The toilet was loose at the floor. Recommend it to be re-attached by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

 Moderate Observation



16.1.1 Heating & Cooling Distribution
JOINT DISCONNECTED

CRAWLSPACE

There are disconnected joints in the ductwork, resulting in significant energy loss. Recommend repair or replace.

Recommendation
Contact a qualified HVAC professional.

 Moderate Observation

