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## PROPERTY INSPECTION

2205 Ocoee St  
Chattanooga, TN 37406

FAZY Holdings LLC

09/24/2025



Inspector

**Brent Foster**

*Brent*

ICA Certified TN Home Inspector #26117; TN License  
#2348

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# SUMMARY

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These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

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# 1: INSPECTION INFORMATION

## Information

<b>In Attendance</b> Inspector Only	<b>Occupancy</b> Vacant	<b>Type of Building</b> Duplex
<b>Construction Year (Pulled From Online Sources)</b> 1930	<b>Inspection Type</b> Pre-purchase	<b>Applicable Standards of Practice</b> State of Tennessee
<b>Weather Conditions</b> Cloudy	<b>Temperature at the Time of Inspection</b> 70-80 Degrees	<b>Precipitation in the Last 48 hrs?</b> Yes, Rain

### Ground Condition

Wet

### Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

### Important Information/Limitations: Inspection Overview

Eagle Vision Home Inspection, LLC strives to perform all inspections in substantial compliance with the applicable Standards of Practice as set forth by the State of Tennessee (<https://publications.tnsosfiles.com/rules/0780/0780-05/0780-05-12.20141104.pdf>). As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 2205 Ocoee St, Chattanooga, TN 37406, for the Client; FAZY Holdings LLC, as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting of the TN Standards of Practice; these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of Eagle Vision Home Inspection, LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is

always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

### Important Information/Limitations: Copyright Notice to Third Parties

**Copyright Notice to Third Parties:** This report is the property of Eagle Vision Home Inspection, LLC. The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

### Important Information/Limitations: Items Not Inspected and Other Limitations

**EXCL - ITEMS NOT INSPECTED:** Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools, spas, saunas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, septic grinders, septic pumps, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

### Important Information/Limitations: Recommended Contractors Information

**CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that LICENSED AND INSURED professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes.** Eagle Vision Home Inspection, LLC **does not** perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

**CAUSES of DAMAGE / METHODS OF REPAIR:** Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

For an average price range to resolve issues, an internet search or websites such as [www.fixr.com](http://www.fixr.com) or <https://www.homewyse.com/services/> can be very useful.

### Important Information/Limitations: Further Evaluation Information

**Further evaluation and repairs have been recommended on items throughout the structure.** It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

### Important Information/Limitations: Specialty Tools Information

**LMT** - Specialty tools, testers, meters, and the like may have been used during this inspection. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

### Important Information/Limitations: Other Notes - Important Info

**INACCESSIBLE AREAS:** In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

**QUALITATIVE vs. QUANTITATIVE** - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

**REPAIRS VERSUS UPGRADES** - **I inspect homes to TODAY'S safety and building standards. Therefore, some recommendations made in this report may not have been required when the home was constructed.** Building standards change and are improved for the safety and benefit of the occupants of the home, and therefore **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

**COMPONENT LIFE EXPECTANCY** - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

**PHOTOGRAPHS:** Several photos are included in your inspection report as a courtesy and are not required by The TN Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

**TYPOGRAPHICAL ERRORS:** This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

**Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.**

### Important Information/Limitations: Older Structure Information

**LMT** - This structure was 95 years of age, and all components and items of a structure have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the structure alone. Structures of this age were not constructed to today's standards, and the structure's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly, an inspection does not address code compliance, and today's codes have drastically changed compared to the codes in place when this structure was constructed. ***To learn more about how this structure could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician, and other licensed professionals should be consulted and do further evaluations.***

Older structures often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

### Important Information/Limitations: Remodeling / Additions Information

**FYI** - **The structure showed signs of remodeling, renovations, and/or additions being added after original construction.** This work may or may not have been performed by licensed contractor(s) with proper permits and code inspections, or in a workmanlike manner, etc. I suggest verifying with the seller and local code authority to determine if this work was done properly and that it conforms to the building standards applicable at that time.

FYI - I also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process.

### Important Information/Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

**Significant Defects** - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period**.

**Marginal Defects** - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, **prior to the end of your contingency period**. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs**.

**Minor Defects/Maintenance Items/FYI** - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment is more important than the categorization.** Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

**LMT: Limitation** - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**EXCL: Excluded** - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

**SFTY: Safety Concern** - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

**AGED: AGED** - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

### Important Information/Limitations: Multiple Cosmetic Deficiencies Present

**Multiple cosmetic deficiencies were present.** A property inspection does not cover cosmetic deficiencies, but rather reports on significant deficiencies of the major components and items of the home. It is recommended that appropriate trades people do follow up evaluations, so that you can learn of the full remodeling or upgrade costs that will be associated with this home due to cosmetic deficiencies. Any cosmetic or minor deficiencies mentioned in this report should not be considered an all-inclusive listing of these items.

### Important Information/Limitations: Power off at the Time of Inspection (Unit 1)

**EXCL - The power was off to the home at the time of inspection.** All items relying on electricity to function will be examined visually, but their functionality is excluded from this inspection. This includes, but is not limited to: receptacles, electrical panels, GFCI functionality, ovens, HVAC, dishwasher, etc.

### Important Information/Limitations: Water Off at the Time of Inspection (Unit 1)

**EXCL - The water was off at the time of inspection.** All items and components in the home relying on the water supply will be examined visually, but their functionality is excluded from this inspection. This includes, but is not limited to: water supply pipes; waste, drain and vent pipes, the water heater, fixtures and faucets, toilets, etc. An evaluation of any such items and components is recommended to be performed by a licensed plumber prior to the end of your inspection contingency period.

## Recommendations

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### 1.1.1 Important Information/Limitations



#### **STRUCTURE IN STATE OF DISREPAIR**

**The structure was in some state of disrepair at the time of inspection.** I make every effort to to accurately document the condition of the structure and its items and components, however, with a structure in this condition, generalizations may be used with a recommendation of further evaluation and repairs as needed by licensed professionals, instead of a listing of every occurrence of every defect. These recommendations for further evaluations should be followed to determine a true cost of repairs, as it is very likely additional problems will be found.

#### Recommendation

Contact a qualified professional.

## 2: UTILITY SHUTOFF LOCATIONS

### Information

**Main Breaker / Service Disconnect Location**  
At Main Breaker Below Exterior Meter

**Water: Water Shutoff Valve Location**  
Front of House

**Gas/LP: Main Gas Shutoff Valve Location**  
Removed

### Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



### Water: Water Shutoff Valve Location Information

The pictured water shutoff valve location will shut off the water supply in the home in the case of an emergency, or for servicing.





## 3: GROUNDS

### Information

<b>Driveway and Walkway Condition: Driveway Material</b> Asphalt	<b>Driveway and Walkway Condition: Walkway Material</b> Concrete, Concrete Pads	<b>Grading/Lot Drainage: Grading/Drainage Conditions</b> Negative Grading (slopes towards structure), Flat Grading
<b>Gas Meter/LP Tank Information: Fuel Source</b> Removed	<b>Gas Meter/LP Tank Information: Location of Fuel Source</b> Removed	<b>Retaining Wall: Retaining Wall Material (Visible Portions)</b> Stone, Masonry

#### Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Grading/Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to divert and/or manage rainwater runoff properly. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable).

#### Grading/Lot Drainage: Grading Limitations

**LMT** - The grading and lot drainage performance is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

#### Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

#### Porch(es): Wooden and/or Composite Porch Information

The wooden porch(es) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Stairs / Steps / Ramps: Stairs/Steps/Ramp Information

The stairs, steps, and ramps, as applicable, were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

#### Stairs / Steps / Ramps: Stringers - Hangers Recommended

The stairs were not secured to the framing with hangers. The installation of hangers is recommended by a qualified person to secure the stringers.

### Stairs / Steps / Ramps: Wood - Soil Contact Present

**FYI** - Wood to soil contact was present. Though this is a common practice, this can encourage decay of the support and framing members and be susceptible to wood destroying insect activity. Modifications to remove soil to provide for adequate clearance is recommended to be performed by a qualified person.



### Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

**NOTE: Decks / Porches / Stairs with less than four risers and/or less than 30" above grade do not require hand rails or guard rails. In this case, I still recommend installing railing, if desired.**

### Patio: Patio Information

The patio area was inspected looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### Concrete Surfaces: Concrete Flatwork Information

Concrete flatwork that adjoined the structure was inspected for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

### Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

### Gas Meter/LP Tank Information: LP Tank - Removed

An LP tank was previously present at the home, but has been removed. Gas lines were still present on the exterior of the home.



### Retaining Wall: Retaining Wall Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.

### Fence: Fences Not Inspected

**EXCL** - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

### Fence: Fencing - Discrepancies

Though fencing is not inspected per the TN SOP, I did notice some areas of wear and/or damage. Repair and/or replace at your discretion.

## Recommendations

### 3.3.1 Grading/Lot Drainage

#### **FLAT GRADING PRESENT**

Areas of the exterior grading were relatively flat. The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). If not possible, consider installing a French drain system to direct water away from the foundation.

A video about proper grading can be seen here:

<https://m.youtube.com/watch?v=5hYIda7tWqA>

Recommendation

Contact a qualified grading contractor.

 Marginal Defect



## 3.3.2 Grading/Lot Drainage

 Marginal Defect**NEGATIVE GRADE PRESENT**

The exterior grading sloped towards the foundation wall. This can allow rainwater runoff to infiltrate into areas below grade. The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). I recommend repairs to the grading by a foundation contractor as needed to properly divert rainwater away from the structure.

## Recommendation

Contact a qualified grading contractor.



## 3.4.1 Vegetation Observations

 Marginal Defect**TREE(S) - LIMBS WITHIN 10 FEET OF ROOF**

Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.

## Recommendation

Contact a qualified tree service company.



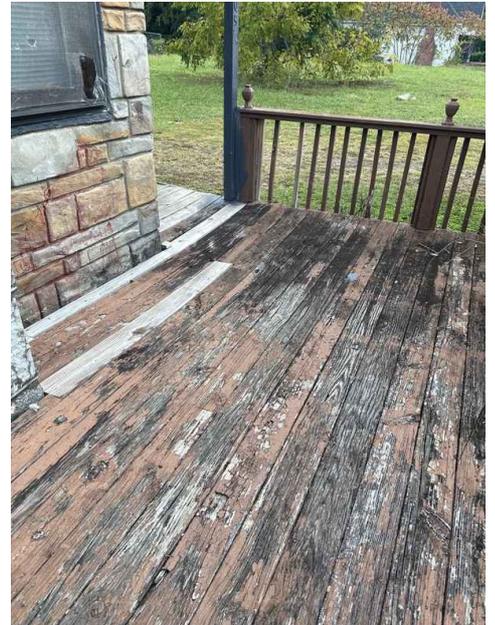
## 3.5.1 Porch(es)

**HARDSCAPE - SLOPED TOWARDS HOME** Marginal Defect

The masonry porch, or portions of it, sloped towards the structure. Porches/slabs (considered hardscapes) should slope away from the structure 1/4" per foot (2% grade) to allow for the runoff of rainwater. Evaluation and subsequent repairs are recommended to be conducted by a foundation contractor or other qualified contractor as needed.

## Recommendation

Contact a qualified concrete contractor.



3.5.2 Porch(es)

 Marginal Defect

**WOODEN PORCH - WATER DAMAGE**

Some wooden components of the porch had water damage in area(s). An evaluation of the porch with repairs or replacement of damage made as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.3 Porch(es)

 Marginal Defect

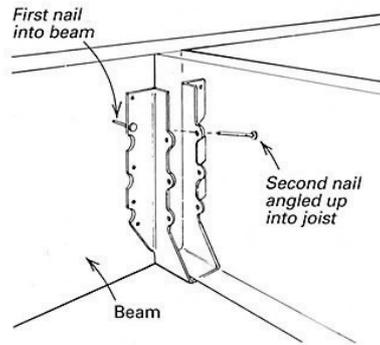
**JOIST HANGERS - MISSING**

Joist hangers were not present on joist connections for the porch. Improper bearing can allow for vertical and lateral displacement of the joists. The installation of joist hangers is recommended to be conducted by a contractor or other qualified person to achieve the 1.5 inches of bearing.

\*though common for many years, as of 2018 ledger strips no longer meet standards.

Recommendation

Contact a qualified deck contractor.



3.5.4 Porch(es)

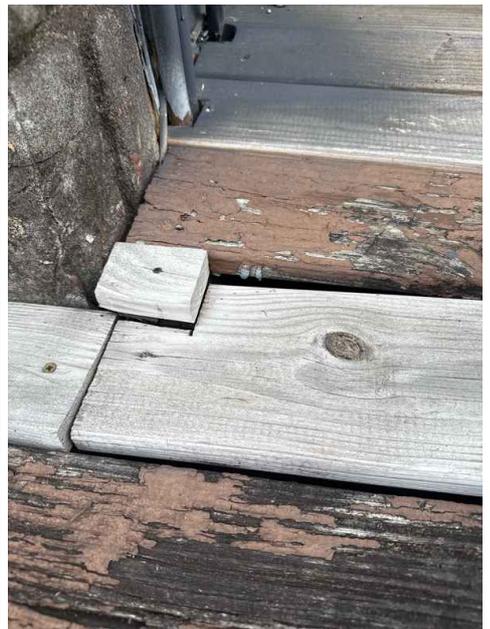
 Marginal Defect

**POSSIBLE TRIP HAZARD(S) PRESENT**

Deficiencies resulting in a possible trip hazard were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.5 Porch(es)

 Minor Defect, Maintenance Item, or FYI Item

**PORCH SUPPORTS  
- 4 X 4S PRESENT**

The porch was supported by 4 x 4 support posts. Though acceptable in the past, current standards recommend a minimum of 6 x 6's to be used to support the loads of a porch. For optimal stability, upgrading the supports to 6 x 6's is recommended to be performed by a qualified contractor.

\*common for many years

Recommendation

Contact a qualified professional.



3.6.1 Stairs / Steps / Ramps

 Marginal Defect

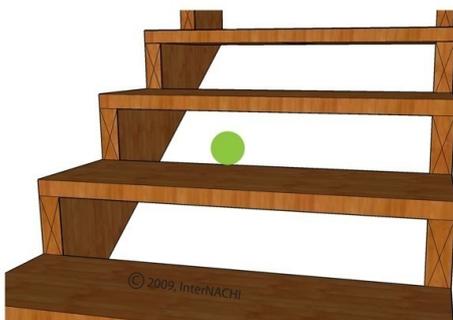
**STAIRS - OPEN RISERS**

Although not commonly required prior to 2014, there were "open risers" present between the stair treads that created an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Today's standards all for the risers to be closed off, or designed in a way to prohibit the passage of a 4 inch sphere through them when 30" or more above grade. Safety upgrades or modifications are recommended to be conducted here by a qualified person.

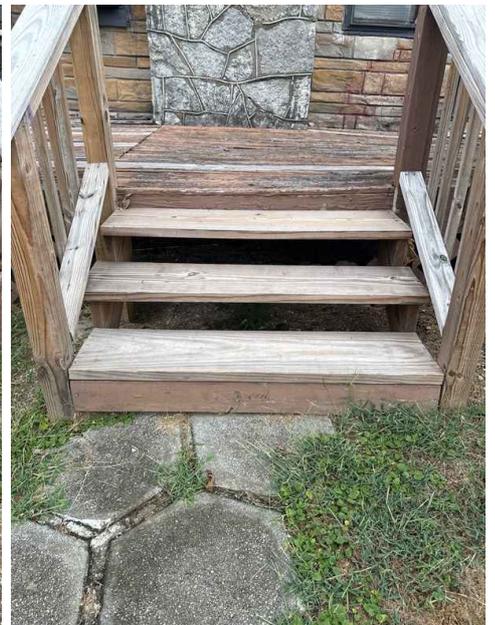
\*Easy to close off the risers

Recommendation

Contact a qualified professional.



 4" Sphere



3.6.2 Stairs / Steps / Ramps

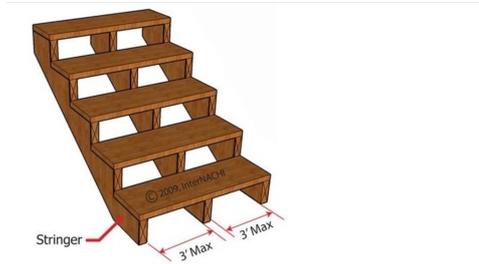
 Marginal Defect

**STRINGER(S) - SPACING EXCEEDED**

There was greater than 36 inches of spacing between the stair stringers. Repairs to add another stringer is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



36" point

3.6.3 Stairs / Steps / Ramps

 Marginal Defect

**STRINGER(S) - INADEQUATE ATTACHMENT**

The stair stringers were not connected to the deck adequately. The stringer / rim joist connection should have at least 4 1/2 inches of surface contact with hangers. Repairs are recommended to be performed as needed by a contractor.

Recommendation

Contact a qualified deck contractor.



## 3.6.4 Stairs / Steps / Ramps

 Marginal Defect**MASONRY STAIRS - WATER DAMAGE**

Water related damage was present to the masonry of the steps. As water infiltrates this masonry in winter months, it freezes and expands, damaging the masonry. Repairs are recommended to be conducted by a qualified mason to any damage present as well as protecting the masonry to prevent further damage.

## Recommendation

Contact a qualified masonry professional.



3.6.5 Stairs / Steps / Ramps

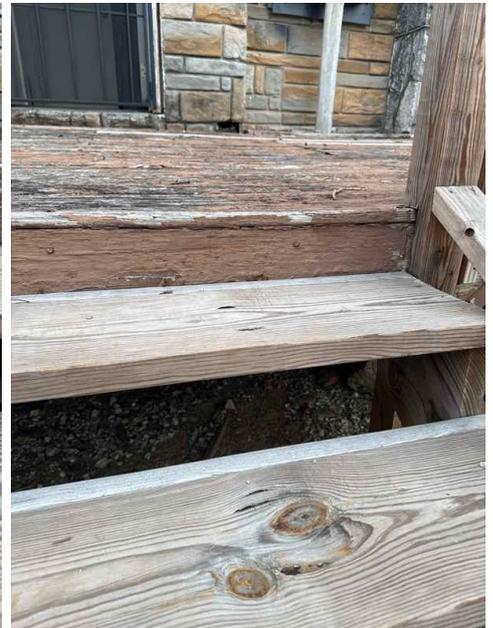
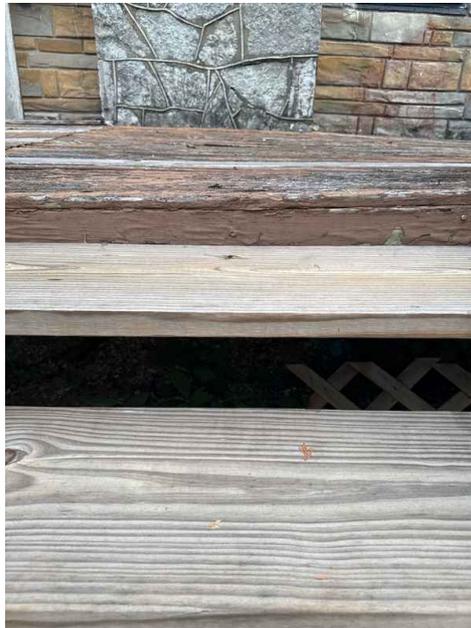
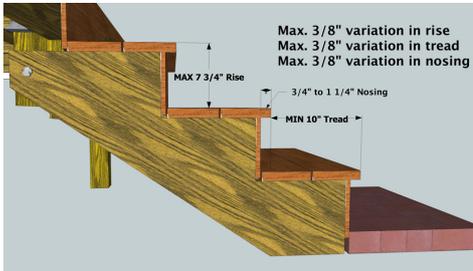
 Marginal Defect

**GREATER THAN A 3/8" HEIGHT VARIATION IN RISERS**

The stairs had more than 3/8 of an inch height variation between the risers. Current safety standards recommend that the variation between riser heights should not vary more than 3/8 of an inch. This is a potential trip hazard. Safety upgrades are recommended here.

Recommendation

Contact a qualified professional.



3.7.1 Guardrails, Stair Rails, & Handrails

Marginal Defect

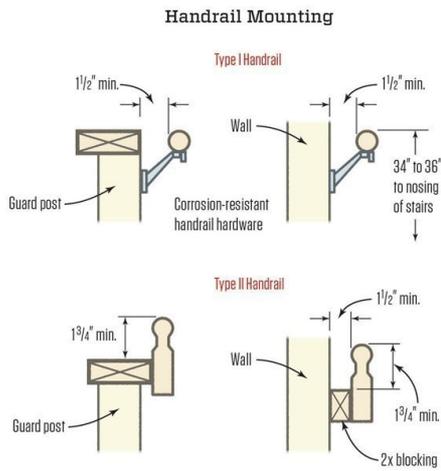
**STAIR RAILING - NOT GRASPABLE**

**SFTY** - The railing for the stairs was not "graspable" by today's standards. Stair rails are recommended to meet certain sizes, shapes, and clearances from walls, so they can be adequately grasped for safety while traversing the stairway. The rail should have a minimum 1-1/4" diameter and a maximum 2" diameter if it is circular in shape. If the rail is not circular, it should have a minimum 4" perimeter (not diameter) and a maximum 6-1/4" perimeter. If the rail is not circular and has more than a 6-1/4" perimeter, then graspable finger recesses should be provided on both sides of the rail. Safety upgrades are recommended to be conducted to the handrail(s) by a qualified person.

\*Easy to add graspable railing to existing frame

Recommendation

Contact a qualified professional.



3.7.2 Guardrails, Stair Rails, & Handrails

Marginal Defect

**GUARDRAIL - HEIGHT LESS THAN 36"**

**SFTY** - The guardrail had a height lower than 36 inches. Current standards require guardrails to be at least 36 inches in height for safety. Safety upgrades or modifications as needed are recommended by a qualified person to achieve the proper height.

Recommendation

Contact a qualified deck contractor.



3.7.3 Guardrails, Stair Rails, & Handrails

 Marginal Defect

**STAIR RAILING - HEIGHT LESS THAN 34"**

The stair railing height was less than 34". Current safety standards require the height of stair railing to be between 34" - 38" the full run for safety. Safety upgrades or modifications are recommended to be conducted here by a qualified contractor.

Recommendation

Contact a qualified professional.



3.7.4 Guardrails, Stair Rails, & Handrails

 Marginal Defect

**GUARDRAILS - MISSING BALUSTERS**

Balusters were missing on the guard railing which created spacing greater than 4". Installation of balusters as needed to achieve a maximum spacing of 4" for safety is recommended by a qualified person.

Recommendation

Contact a qualified professional.



## 3.7.5 Guardrails, Stair Rails, &amp; Handrails

 Marginal Defect**STAIR RAILING - MISSING**

**SFTY** - There were stairs present that were four or more risers high and/or 30" above grade with missing or had inadequate stair railing. These stairs are recommended to have guards (stair railing) installed continuously, on all open sides, designed in a way to prevent the passage of a 4 3/8" sphere through the balusters. The installation of proper stair railing is recommended to be conducted by a qualified person for safety.

Recommendation

Contact a qualified professional.



## 3.7.6 Guardrails, Stair Rails, &amp; Handrails

 Marginal Defect**WOOD - WEATHERED**

There was weathered/aged wood present on the guard / stair railing which can allow for splitting, bowing, or damage of the support posts railing components. An evaluation with repairs or replacement of any damaged or compromised wood is recommended by a qualified contractor.

Recommendation

Contact a qualified professional.



## 3.10.1 Exterior Spigots

 Marginal Defect**SPIGOT(S) - NOT SECURED / LOOSE AT WALL**

The referenced spigot(s) was not secured to the wall. Properly securing the spigot(s) to prevent damage to the water distribution pipe is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified professional.



Left Side



Left Side

3.12.1 Retaining Wall

➔ Marginal Defect

**RETAINING WALL - CRACKING / MOVEMENT**

Cracking and or movement was present on the retaining wall. Repairs to the wall(s) as needed is recommended to be conducted by a contractor specializing in retaining walls.

Recommendation

Contact a qualified masonry professional.



# 4: ROOF

## Information

**Inspection Method: Inspection Method**

From Ladder, Aerial Drone

**Roof Surface Condition: Roof Covering Material**

3-Tab Composition Shingles

**Shingles: Shingles Stage of Life Estimation**

At or Nearing End of Life

**Vents/Roof Protrusions: Roof Protrusion Type(s)**

Plumbing Stack Vent(s), Service Mast, Fixed Roof Exhaust Vent(s)

**Chimney: Chimney Material**

Stone, Masonry

**General Info: Roof Views**

As routine maintenance, any nail/screw heads and seams should be sealed and checked annually. Apply, maintain, and replace sealant as necessary.





### General Info: Roof Limitations

**LMT** - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

### Inspection Method: Inspected by Drone

An aerial drone was used for the roof evaluation. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone.

### Shingles: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

**3-tab asphalt composition shingles typically have a 12-15 year life span.** This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

**Architectural Composition shingles typically have a 22-25 year life span.** This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-25 years in age

### Shingles: 3-Tab Shingles

The roof covering was comprised of 3-tab composition shingles. 3-tab shingles are manufactured by starting with a fiberglass reinforcement mat, pouring a layer of asphalt over the fiberglass mat, and lastly the asphalt is covered by ceramic granules, which gives the shingles their 'color' and helps to protect the the asphalt from sustaining UV damage from the sun. Most 3-tab shingles carry between a 15 - 20 year pro-rated warranty, and will typically require replacement 13 - 15 years after initial installation. Typical aging characteristics are the loss of adhesion between the shingles, delamination (exposed fiberglass), granule loss, and curling of the shingles themselves. Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.

The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof. Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.

- **Attic Ventilation:** Poorly vented attic spaces will decrease shingle life due to heat.
- **Vegetation conditions:** Overhanging trees, branches contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but **confirming proper fastening, use and adequacy of underlayment, and confirming flashing adequacy is impossible as these items are not visible.** Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

### Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### Vents/Roof Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Maintain sealant as annual maintenance, as necessary.



### Roof Flashings: Roof Flashing Information & Limitations

**LMT - Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

### Roof Flashings: Kickout Flashing - Recommended

Kickout flashing is recommended in area(s) where guttering and/or fascia abutt a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall.

### Roof Flashings: Drip Edge Flashing Recommended

Before 2012, roofers extended roofing material a little further to help prevent moisture from reaching the sheathing. Today, drip edge flashing is recommended to be installed at the eaves and rakes of the roof (called rake edge at the gables), to protect the edges of the sheathing from sustaining water damage. Although many builders continue to extend the shingles, the installation of proper drip edge flashing is recommended to be conducted by a roofing contractor.

Here's a video on how drip edge flashing can be installed on an existing roof (after shingles have been installed):

<https://www.protradecraft.com/video/drip-edge-installation-existing-roof>

### Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc., if visible. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### Chimney: Chimney - Flashing Limitations

**LMT** - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

### Chimney: Chimney Flashing Sealed - Reglet Flashing Not Visible

The chimney step flashing is covered and therefore not visible for inspection. The area will be examined from the attic (if accessible/visible) looking for any indications of water/moisture infiltration. I recommend maintaining the sealant .



### Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

\*As routine maintenance, gutters should be cleaned of debris and granules

### Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

NOTE: As routine maintenance, I recommend removing leaves/debris from gutters as often as necessary.

### Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

### Low Slope Roofing Material: Roof Membrane Information

A roof membrane was present. These are used on "flat" roofs or roofs under a 2/12 pitch. Membranes are inspected for damage only and any leaks that may be present as a result of said damage, as it is difficult to ascertain if the membrane will adequately shed rainwater without rainfall present. If a more thorough inspection is desired I recommend consulting a roofing contractor.





## Recommendations

### 4.4.1 Shingles

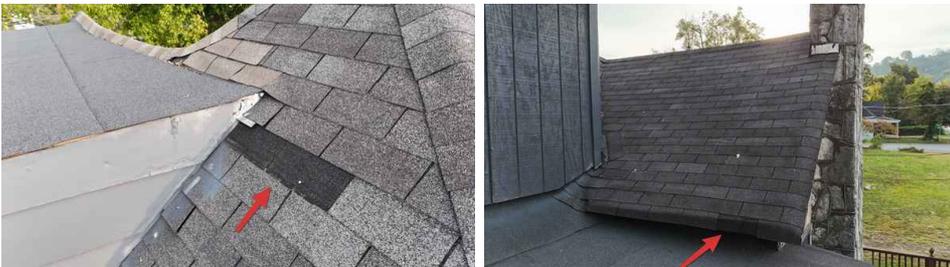


#### **DAMAGE - MISSING AND/OR DAMAGED SHINGLES**

There were missing and/or damaged shingle(s) present on the roof surface. Repairs are recommended to be conducted as needed by a roofing contractor or other qualified person.

##### Recommendation

Contact a qualified roofing professional.



### 4.4.2 Shingles



#### **REPAIRS - SEALING OF SHINGLES**

Previous repairs (sealing of shingles) have been conducted to areas of the roof surface. Shingles should prevent leaks without the use of sealant. An evaluation of these area(s) with repairs or replacement of the affected shingles as needed is recommended to be conducted by a licensed roofing contractor.

##### Recommendation

Contact a qualified roofing professional.



## 4.4.3 Shingles

 Marginal Defect
**PITCH - SHINGLES INSTALLED ON LESS THAN 2/12**

There were shingles installed on less than a 2/12 pitch, which can possibly allow for water infiltration between the shingles. EPDM rubber roof membranes or another low pitch approved material is recommended in this application. Evaluation and replacement of the shingles with an appropriate covering is recommended to be conducted by a roofing contractor.

## Recommendation

Contact a qualified roofing professional.



## 4.4.4 Shingles

 Significant Defect
**SHINGLE AGE - AT OR NEARING END OF LIFE**

The shingles were at or nearing the end of their useful life. While they may have some life remaining, replacement should be anticipated in the very near future, and repairs may be needed prior to replacement. An evaluation is recommended to be conducted by a licensed roofing contractor prior to the end of your inspection contingency period with repairs or replacement made as needed.

## Recommendation

Contact a qualified roofing professional.

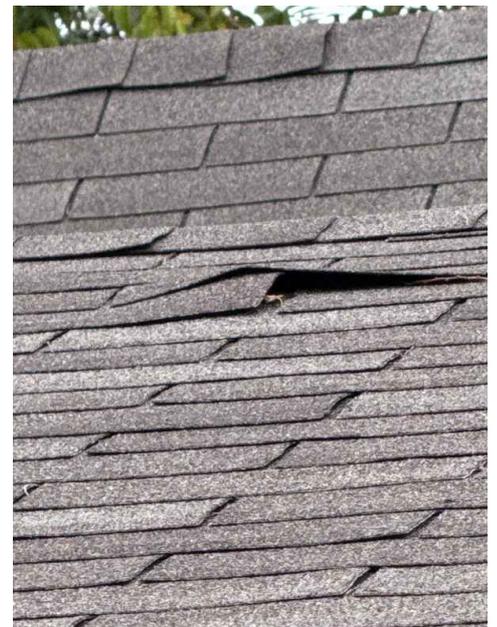
## 4.4.5 Shingles

 Marginal Defect
**SURFACE - LIFTED SHINGLES**

There were lifted shingles present on the roof surface. This allows the shingles to be susceptible to tear-off damage from the wind as well as possibly exposing underlying areas to rain, creating the possibility of leaks. Repairs to properly "adhere" or repair any lifted or damaged shingles is recommended to be conducted by a roofing contractor.

## Recommendation

Contact a qualified roofing professional.



## 4.5.1 Vents/Roof Protrusions

 Significant Defect
**BOOT(S) - PRESENT WITH NO PROTRUSION**

A rain boot was present without the vent protruding through it. This creates an opening into the attic where rain or wildlife can enter. Repairs are recommended to be performed here as needed by a roofing contractor and/or plumbing contractor.

\*Plumbing stack is present, but it doesn't protrude through the boot

## Recommendation

Contact a qualified roofing professional.



## 4.6.1 Roof Flashings

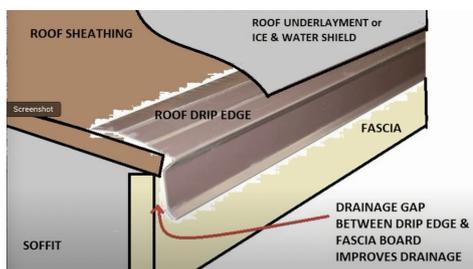
 Marginal Defect
**DRIP EDGE FLASHING - MISSING**

Drip edge flashing was not present in areas that were checked. Before 2012, roofers extended roofing material a little further to help prevent moisture from reaching the sheathing. Today, drip edge flashing is recommended to be installed at the eaves and rakes of the roof (called rake edge at the gables), to protect the edges of the sheathing from sustaining water damage. The installation of proper drip edge flashing is recommended to be conducted by a roofing contractor.

Here's a video on how drip edge flashing can be installed on an existing roof (after shingles have been installed): <https://www.protradecraft.com/video/drip-edge-installation-existing-roof>

## Recommendation

Contact a qualified roofing professional.



## 4.7.1 Chimney

 Marginal Defect**FLASHING - DISPLACED**

There were areas of displaced flashing present. This can allow for roof leaks at the chimney area. Repairs to the flashing as needed to prevent leaking is recommended to be performed by a qualified contractor.

## Recommendation

Contact a qualified professional.



## 4.7.2 Chimney

**MASONRY - CRACKING / FAILING**

There was cracking present on areas of the masonry. An evaluation of the masonry with repairs made as needed is recommended to be performed by a qualified mason.

## Recommendation

Contact a qualified masonry professional.



4.8.1 Gutters / Downspouts

 Marginal Defect

**GUTTER(S) - NOT PRESENT**

There were no gutters present. The installation of gutters by a qualified contractor is recommended to manage rainwater. Without guttering present the grounds surrounding the foundation will become saturated, potentially allowing for settlement and moisture intrusion.

Recommendation

Contact a qualified gutter contractor



# 5: EXTERIOR

## Information

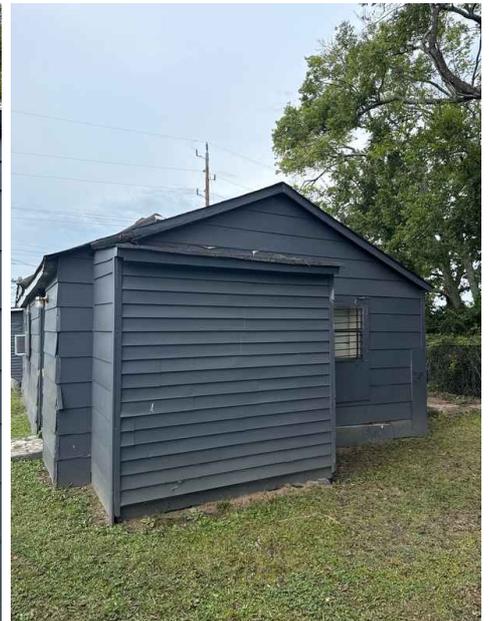
**Walls/Cladding: Cladding Material**  
Engineered Wood Siding, Vinyl Siding, ASV (Adhered Stone Veneer)

**Walls/Cladding: Wall Construction Type**  
Wood Framed

**Walls/Cladding: Vegetation Obscuring Wall(s) Visibility?**  
No

**Eaves/Overhangs/Fascia: Soffit & Fascia Material**  
Wood Fascia & Soffit

**General Info: Exterior Photos (Including the Front, Rear, Left and Right Sides of the Home)**





### General Info: Representative Number Inspected

The State of Tennessee Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). We try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

### General Info: Probing of Wood

The TN Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

### Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

\*If gaps begin to appear between cladding panels, seal them to prevent moisture and insect intrusion.

### ASV Cladding: ASV Cladding Information

**LMT** - Portions of the home were clad with ASV (adhered stone veneer). Typically many deficiencies are found with this style of cladding that can potentially allow for moisture infiltration behind the product. Any listing of deficiencies mentioned with the ASV siding should not be viewed as an all-inclusive listing as a home inspection is neither exhaustive nor quantitative. Any and all deficiencies referenced in this report were based on the MVMA 6th edition.

Here is a great article describing problems with improperly installed ASV and possible reasons as to why it's so common to see it installed improperly.

<https://www.probuilder.com/how-install-leak-free-manufactured-stone>

### Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### Window Exteriors: Window Screens Information

**EXCL** - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

\*NOTE: there are some windows missing screens



FYI-some screen damage

### Wall Flashings: Wall Flashing Information & Limitations

**LMT** - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

### Eaves/Overhangs/Fascia: Soffit/Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. The possibility of hidden damage exists on any structures with clad fascia and vinyl/aluminum soffit.

### Eaves/Overhangs/Fascia: Wood Overhangs Present

Wood overhangs were present. These areas will be susceptible to moisture related damage, and are recommended to be maintained by painting and sealing as a part of routine maintenance to prevent damage. Any damaged areas should be replaced and sealed.

### Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

### Exterior Doors: Handleset Information

**LMT** - Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.

### Exterior Doors: Door Blocked

**LMT** - I was unable to operate the referenced door(s), due to being blocked at the time of inspection. I recommend confirming proper operation prior to close.



Right Side



Unit 1

## Recommendations

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## 5.2.1 Walls/Cladding



Marginal Defect

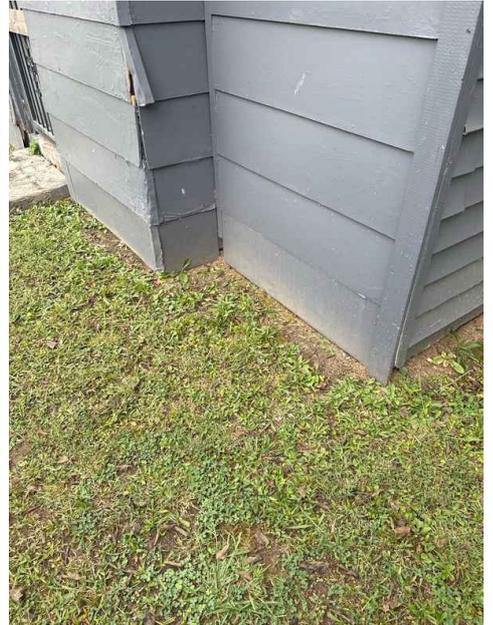
**GENERAL - SIDING TO GRADE / HARDSCAPE CLEARANCE INADEQUATE**

Inadequate siding to grade / hardscape clearance was present. Siding is recommended to have at least 6 inches of clearance from grade to protect from premature failure. Modifications to achieve the proper clearance is recommended by a siding contractor.

\*NOTE: Vinyl siding is pretty resilient, so it is unlikely it will be impacted by moisture closer to grade. If you choose not to modify to achieve the standard six inch clearance, at a minimum care should be taken not to impact the siding with lawn equipment.

## Recommendation

Contact a qualified professional.



5.2.2 Walls/Cladding

 Marginal Defect

**GENERAL - SIDING TO ROOF CONTACT W/ SIGNS OF MOISTURE DAMAGE**

Siding to roof contact was present with related signs of moisture damage. Siding is recommended to have at least two inches of clearance from the roof surface to prevent damage to the siding. Repairs as needed to achieve the proper clearance and to any damage is recommended to be performed by an exterior contractor or other qualified person.

Recommendation

Contact a qualified siding specialist.



5.2.3 Walls/Cladding

 Marginal Defect

**GENERAL - WALL COVERING WEATHERED**

The wall covering was aged / weathered with varying levels damage. A full evaluation with mediation and repairs are recommended as needed by a qualified contractor.

Recommendation

Contact a qualified professional.



5.2.4 Walls/Cladding

 Marginal Defect

**SIDING - GAPS PRESENT**

Gaps in the cladding were present. This can allow for moisture/insect intrusion. Proper securement or sealing of any gaps is recommended to be performed by a siding contractor as needed.

Recommendation

Contact a qualified professional.



Unit 2

5.3.1 Vinyl Siding

 Marginal Defect

**VINYL SIDING - DAMAGED SIDING**

Warped siding was present at the referenced area(s). Repairs to the siding as needed is recommended to be performed by a qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



Right Side

## 5.3.2 Vinyl Siding

**VINYL SIDING AND/OR TRIM - PIECE(S) MISSING** Marginal Defect

Piece(s) of vinyl siding and/or trim were missing at the referenced area(s). Replacement of any missing siding is recommended to be performed by a qualified contractor.

## Recommendation

Contact a qualified professional.



Rear

5.4.1 ASV Cladding

➔ Marginal Defect

**ADHESION FAILURE**

Piece(s) of the ASV cladding have moved. A full evaluation of the ASV cladding with repairs made as needed to ensure proper adhesion is recommended to be performed by a contractor familiar with ASV installations.

Recommendation

Contact a qualified professional.



5.6.1 Window Exteriors

➔ Marginal Defect

**WOOD - WATER DAMAGE TO COMPONENT(S)**

There were window(s) with water damage present to the exterior trim, sills, jambs and/or sash. An evaluation of all windows with repairs or replacement made as needed to damaged components is recommended to be conducted by an exterior contractor.

Recommendation

Contact a qualified window repair/installation contractor.



5.6.2 Window Exteriors

➔ Marginal Defect

**SEALANT - DETERIORATED/CRACKED**

There were areas of sealant around the windows that were deteriorated and/or cracked. This can potentially allow for moisture or insect infiltration. An evaluation of all windows and re-application of sealant is recommended as needed at any areas with damaged, deteriorating, or missing sealant by a qualified person.

Recommendation

Contact a qualified professional.



5.8.1 Eaves/Overhangs/Fascia

 Marginal Defect

**WOOD - WATER DAMAGE**

Some degree of water damage was present on the overhangs and/or fascia in areas. A full evaluation of all soffit/fascia areas with repairs or replacement made as needed to damaged components is recommended to be conducted by a licensed contractor.

Recommendation

Contact a qualified professional.



5.9.1 Sealant/Paint Overall

 Marginal Defect

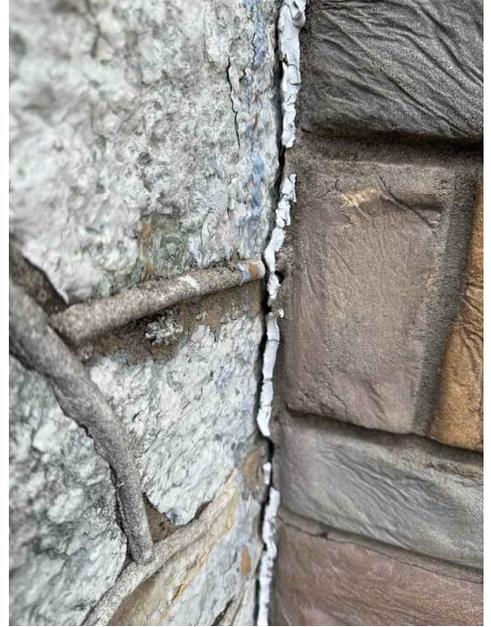
**GENERAL - PAINT/SEALANT RECOMMENDED AT AREA(S)**

The referenced area(s) were in need of paint/sealant application. A low modulus paint/sealant is recommended for sealing areas consisting of different building materials. The application of paint/sealant at any areas in need is recommended to be conducted by a qualified contractor.

Note: not all areas were photographed

Recommendation

Contact a qualified professional.



5.10.1 Exterior Doors

 Marginal Defect

**WOOD - WATER DAMAGE PRESENT**

Some degree of water damage was present to wooden components of the door jambs, door slab, and/or threshold moulding of the referenced door(s). Repairs or replacement to correct any damaged wood is recommended to be conducted as needed by a contractor or other qualified person, with sealing or modifications made to prevent further/future damage. The possibility of hidden framing damage exists and should be investigated and repaired by the repairing contractor.

Recommendation

Contact a qualified professional.



Right Side

5.10.2 Exterior Doors

 Minor Defect, Maintenance Item, or FYI Item

**HARDWARE - DEADBOLT NOT FUNCTIONING PROPERLY**

The deadbolt was not functioning properly. Adjustments or repairs are recommended to be conducted as needed for proper operation of the deadbolt by a qualified person.

Recommendation

Contact a qualified handyman.



Unit 1

5.10.3 Exterior Doors

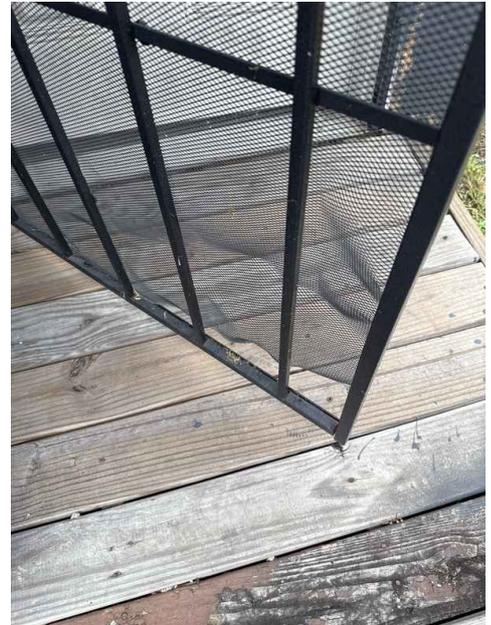
 Minor Defect, Maintenance Item, or FYI Item

**COSMETIC DAMAGE**

Cosmetic damage was present to the referenced door(s), this did not affect their functionality. Repairs are recommended to be performed as needed for aesthetic purposes by a qualified person.

Recommendation

Contact a qualified professional.



Unit 2

5.10.4 Exterior Doors

 Marginal Defect

**SEALANT - NOT PRESENT OR DETERIORATED**

There were areas of sealant around the doors that were not present or deteriorated. This can potentially allow for moisture or insect infiltration. Evaluation of all exterior doors and re-application of sealant is recommended as needed at any areas with damaged, deteriorating, or missing sealant by a qualified person.

Recommendation

Contact a qualified professional.



Unit 1

5.10.5 Exterior Doors

**THRESHOLD DAMAGED**

The referenced threshold was damaged. I recommend repairs as needed by a qualified contractor.

Recommendation

Contact a qualified professional.

 Marginal Defect



Unit 1

## 6: KITCHEN

### Information

#### General Info: Kitchen Unit 1



#### General Info: Kitchen Unit 2



**Exhaust Fan: Fan Type**  
Unit 2 - Tested, OTR  
Recirculating

#### Cabinets, Countertops: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

#### Cabinets, Countertops: Cabinetry - Aged

The cabinets and countertops, while aged, were functional at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

#### Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

## 7: BATHROOM(S)

### Information

#### General Info: Bathroom Views Unit 1



#### General Info: Bathroom Views Unit 2



#### Ventilation: Ventilation Sources

Unit 2 Not Present, Unit 1 No  
Power

**Shower Doors/Enclosures: No  
Shower Door / Enclosure Installed**

#### Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

#### Bathtub(s): Not Tested - Personal Belongings

**LMT** - The tub/shower contained personal belongings and was not tested for functionality. The condition of the plumbing performance and tub/shower itself is excluded from this inspection.

#### Shower(s): Not Tested - Personal Belongings

**LMT** - The shower and/or bathtub in the referenced bathroom(s) was not operated due to personal belongings being present in the shower. The functionality of the plumbing for the shower/tub is excluded from this inspection.

#### Toilet(s): Water Off

**LMT** - The water supply was off and the toilets were not inspected. I recommend confirming proper operation prior to closing.

### Recommendations

## 7.2.1 Ventilation

 Marginal Defect**VENTILATION FAN OR WINDOW - NOT PRESENT**

No exhaust fan or window was present in the referenced bathroom(s). Current standards state that an exhaust fan should be present in bathrooms to ensure proper ventilation of moisture. Ventilation in 1/2 baths are also recommended. The installation of an exhaust fan is recommended to be performed by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Unit 2

## 7.3.1 Bathtub(s)

 Marginal Defect**GENERAL - SEALANT GAPS/MISSING**

Gaps or missing sealant was present in the sealant and/or grout around the referenced tub(s). An evaluation of all bathrooms with the application of sealant at any gaps around the tub(s) / shower(s) is recommended to be performed by a qualified person.

## Recommendation

Contact a qualified handyman.



Unit 1

## 7.3.2 Bathtub(s)

**FAUCET/VALVES - LOOSE**

The faucet and/or water valves were loose at the wall. Securement of the faucet and/or valves is recommended to be conducted by a licensed plumbing contractor as needed.

## Recommendation

Contact a qualified plumbing contractor.



Marginal Defect



Unit 1

## 7.4.1 Shower(s)

**WATER PIPE - LOOSE**

The shower water supply pipe was loose at the wall. Proper securement of the water pipe is recommended to be conducted by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.



Marginal Defect



Unit 1

## 7.6.1 Toilet(s)

**TOILET(S) - LOOSE AT FLOOR**

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, flooring and support structure, and re-securing as needed to ensure no leaking will occur is recommended to be conducted by a licensed plumber. Any damage found during the evaluation should be repaired by a qualified contractor.

\*I test by straddling the toilet and attempt to move it with my legs. Any movement is reported.

## Recommendation

Contact a qualified plumbing contractor.



Unit 1



Unit 2

## 8: INTERIOR AREAS

### Information

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**Windows: Window Glazing**  
Double Pane, Single Pane

**Closets: Closet Surfaces Visually Obstructed?**  
No

**Interior Doors: Some Doors Not Installed**

Some doors were not installed.  
Install doors as desired.

**Floor Condition: Floor Coverings - Missing/Incomplete**

**FYI** - The floor coverings in area(s) were incomplete. Finish as desired.



Applies to areas of both units

**General Info: Room Views Unit 1**



**General Info: Room Views Unit 2**



**General Info: Area blocked - Not Inspected**

**LMT** - A area was blocked at the time of inspection. This room and its items and components are excluded from this inspection.



Unit 1

**Windows: Windows Information**

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

NOTE: I take a photo of every window opened, but not all are included in the report.



Unit 1

**Windows: Glass Seal Failure Limitations**

**LMT** - Reporting on double pane glass seal failure is not required by the Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

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**Windows: Some Not Tested - Personal Belongings**

**LMT** - Window(s) were present that were not able to be operated due to personal belongings blocking accessibility. I recommend confirming proper operation of these windows on your final walkthrough, or sometime after personal belongings have been removed.

**Closets: Closets Information**

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

**Interior Doors: Interior Doors Information**

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Stairs, Handrails, & Guardrails: Stairs Information**

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Current safety standards recommend for the handrails to "return" to the wall, so that clothing, etc. won't be snagged by a handrails end.

**Surfaces - Overall: Surfaces Information**

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Surfaces - Overall: Cosmetic Deficiencies to Surface(s)**

**EXCL** - Cosmetic deficiencies to wall, floor, ceiling surfaces, and/or furniture/appliances/vent covers are typically not reported. If cosmetic deficiencies are a concern, evaluation and repairs as needed should be conducted by qualified tradespeople.

**Wall Condition: Walls Information**

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. Cosmetic deficiencies are not reported as it does effect functionality. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Wall Condition: Prior Repairs/Patching**

**FYI** - There were prior repairs and/or patching on walls and/or ceilings present in the home.

**Ceiling Condition: Ceilings Information**

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. Cosmetic deficiencies are not reported as it does effect functionality. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

**Ceiling Condition: Drop Ceiling Tiles Not Removed**

**LMT** - Drop ceiling tiles were present. These tiles were not removed for visual accessibility of overhead components and items. The inspection is limited to visual portions only.

**Ceiling Condition: Ceiling(s) - Patching Present**

Patched or repaired area(s) were present on the ceilings. I recommend consulting with the seller(s) as to why the patching was conducted along with obtaining any applicable invoices or records of the repairs.

**Floor Condition: Floors / Cosmetic Information**

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. A home

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inspection does not cover cosmetic deficiencies, but rather reports on significant deficiencies of the major components and items of the home. Any cosmetic or minor deficiencies mentioned in this report should not be considered an all-inclusive listing of these items.

**Floor Condition: Hardwood - Aged / Staining / Discoloration**

**FYI** - There were staining / discoloration / scratches present to the aged hardwood floors in some areas. If desired, repairs or refinishing is recommended to be conducted by a qualified flooring contractor.

**Floor Condition: Deflection Present**

Deflection was noticed while walking the floors in areas. If a concern have a structural engineer or contractor to evaluate further as this is beyond the scope of a home inspection.

**Floor Condition: Floor Inconsistencies Present**

**FYI** - The floors had areas of high and low spots in areas, some degree of sloping or sagging, as well as some areas missing floor covering. Floor coverings throughout the home prevented determining a cause. If a concern consult a qualified contractor for an invasive inspection.

## Recommendations

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8.2.1 Windows

 Marginal Defect

**OPERATION - INOPERABLE**

The window(s) in the referenced area(s) were stuck, painted shut, or otherwise inoperable. A full evaluation with repairs are recommended to be conducted as needed to achieve proper operation by a window installation contractor or other qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



Unit 2 Living Room



Unit 2 Bedroom



Unit 2 Bedroom



Unit 2 Kitchen

8.2.2 Windows

 Marginal Defect

**GLASS - BROKEN PANE PRESENT**

Broken glass was present on the referenced window(s). Replacement of the glass or window as needed is recommended to be performed by a window company or glazing contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Unit 1 Upstairs



Unit 2 Kitchen

8.2.3 Windows

 Significant Defect

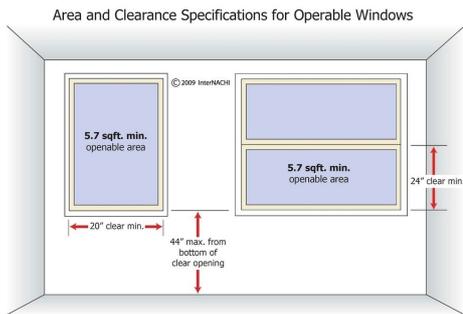
**SAFETY - EERO DEFICIENCIES (SLEEPING AREAS)**

**SFTY** - There were window(s) present in sleeping room(s) that would not meet today's escape and rescue opening requirements. Current fire safety standards require if a window is used as the escape and rescue opening, it must be within 44 inches of the floor, as well as meeting sizing requirements of 24" high and 20" wide. I recommend consulting with a qualified contractor or window installation contractor to discuss possible upgrades to meet current fire safety requirements.

\*This is typical of older homes. If you choose not to modify the windows, I recommend situating furniture to step up on for easy escape access.

Recommendation

Contact a qualified professional.



8.4.1 Interior Doors

 Minor Defect, Maintenance Item, or FYI Item

**DOOR OPERATION - BINDING**

There were door(s) that were binding / rubbing on an adjacent surface. Adjustments or modifications are recommended to be conducted by a qualified person as needed for proper operation.

Recommendation

Contact a qualified handyman.



Unit 1 Laundry Room



Unit 2 Bedroom

8.4.2 Interior Doors

 Minor Defect, Maintenance Item, or FYI Item

**HARDWARE - MISSING**

The referenced door(s) were missing hardware; this can include: handle sets, striker plates, fasteners, hinges, etc. The installation of missing parts as needed to achieve proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



Unit 2 Bedroom Closet

8.4.3 Interior Doors

 Marginal Defect

**DOOR OPERATION - NOT OPERATIONAL**

The referenced door(s) were "stuck" in the closed position at the time of inspection. Repairs to the door as needed for proper operation is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Unit 1

8.5.1 Stairs, Handrails, & Guardrails

 Marginal Defect

**HANDRAIL - RETURNS MISSING**

**SFTY** - Returns were not present on the handrail(s). Current safety standards recommend for the handrails to "return" to the wall, so that clothing, etc. won't be snagged by a handrails end. Safety upgrades to "return" the handrail to the wall is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



Unit 1

8.7.1 Wall Condition

 Marginal Defect

**FLAKING PAINT PRESENT**

Flaking paint was present. A full evaluation is recommended by a qualified person with prep and painting to any affected area.

\*several areas - not all photographed

Recommendation

Contact a qualified professional.



Unit 1



Unit 1



Unit 1



Unit 1



Unit 2



Unit 2



Unit 2

## 8.8.1 Ceiling Condition

**CEILING TILES(S) - DEFICIENCIES**

There were ceiling tile(s) present with deficiencies. If concerned, repairs to the tiles are recommended as needed by a qualified person.

## Recommendation

Contact a qualified professional.



Unit 1

## 8.8.2 Ceiling Condition

 Marginal Defect
**CEILING(S) - SAGGING**

The ceiling was sloping or sagging in the referenced area. A full evaluation is recommended by a qualified person to determine the cause of any sagging area, with repairs made to correct it.

## Recommendation

Contact a qualified professional.



Unit 1



Unit 1



Unit 2 Kitchen

## 8.9.1 Floor Condition

 Minor Defect, Maintenance Item, or FYI Item
**GENERAL - HOLE(S) IN FLOORING AND/OR STAIRS**

There were hole(s) in the flooring and/or stairs at the referenced area(s). Repairs to these holes are recommended to be performed as needed by a qualified person.

## Recommendation

Contact a qualified professional.



Unit 1

8.9.2 Floor Condition

 Marginal Defect

**FLOOR(S) - SOFT AREA(S) PRESENT**

A "soft area" was present on the referenced area of the floor. An invasive evaluation of the area(s) and repairs made as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Unit 2 Living Room



Unit 2

8.9.3 Floor Condition

 Minor Defect, Maintenance Item, or FYI Item

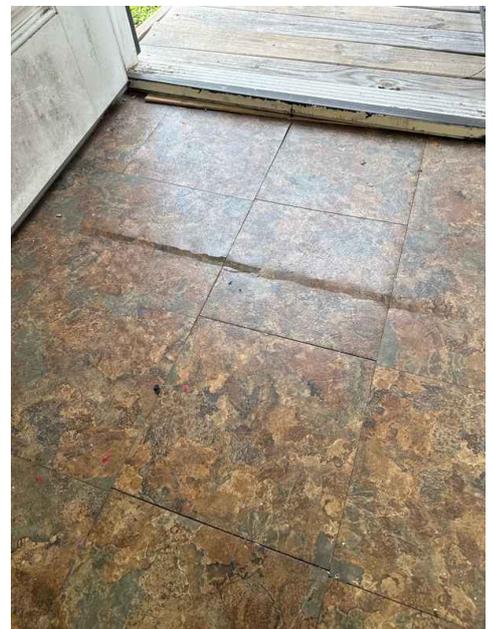
**LAMINATE FLOORING - DEFICIENCIES**

Cosmetic deficiencies were present on portions of the laminate flooring in a few area(s). If a concern for you, an evaluation of the flooring and repairs as needed is recommended to be performed by a flooring contractor.

NOTE: I didn't photograph every deficient area

Recommendation

Contact a qualified flooring contractor



Unit 2

## 8.9.4 Floor Condition

**FLOOR(S) NOT LEVEL IN AREAS (BOTH UNITS)**

The floor is not level in areas of both units. If concerned, I recommend having a flooring, general, and/or foundation contractor fully evaluate and repair, as necessary.

## Recommendation

Contact a qualified professional.

## 9: LAUNDRY

### Information

**General Info: Laundry View Unit 1**   **General Info: Laundry View Unit 2**   **Dryer Vent: Dryer Vent Termination Point**  
Not Present



**General Info: Dryer Energy Source**  
Electric

Up until the mid-1990s, 3-prong outlets were the standard used in American homes. Nearly all homes built before this time featured either a 3-prong outlet or range outlet (slightly different than a typical 3-prong dryer outlet). It wasn't until 1996 when the National Electrical Code (NEC) was updated to require 4-prong dryer outlets in all new homes.

Existing homes may still use 3-prong outlets, as the NEC changes are limited strictly to new homes. Although the old 3-prong outlets were effective at providing power to dryers, the ground and neutral wires were grouped together, creating the potential for shock. 3-prong dryer cords contain two 'hot' wires along with a third wire that contained both the ground and neutral wire. If a current happened to make its way onto the ground wire, it could travel up to the dryer.

The more recent 4-prong dryer cords feature two hot wires, a neutral wire and a ground wire. This eliminates the possibility for a ground current traveling to the machine, as it features a separate return path for unused power.



Unit 1 - 3-prong



Unit 2 - 3 Prong

### Visible Plumbing - Laundry: Water Off

**EXCL** - The water supply was off and the water valves were not inspected for functionality. I recommend confirming proper operation prior to closing.

## Recommendations

### 9.5.1 Dryer Vent

#### **DRYER VENT - NOT PRESENT**

 Marginal Defect

A dryer vent was not present. A dryer vent is recommended to be installed by a qualified contractor that terminates to exterior air.

#### Recommendation

Contact a qualified professional.



Unit 1



Unit 2

# 10: HEATING, COOLING

## Information

---

<b>Fireplace(s): Fireplace Type(s)</b> Not In Use	<b>Fireplace(s): Fireplace Location(s)</b> Unit 2 Living Room	<b>Fireplace(s): Fireplace Flue Termination Point</b> Closed Off, Not In Use
------------------------------------------------------	------------------------------------------------------------------	---------------------------------------------------------------------------------

### General Info: Window / Wall AC Units Not Tested

**EXCL** - There were wall / window-style AC unit(s) present as a cooling source. Wall / window-style AC units are not tested during a home inspection due to being considered an unattached, temporary component of the home, and their functionality is excluded from the inspection.

### General Info: Aged Wall Heater Present

Wall heater(s) were present but not tested for functionality. Wall heaters of this age are well past their useful life, and may not be safe for use. I recommend evaluation of these units prior to use.

### Fireplace(s): Fireplace Closed Off

**EXCL** - The fireplace has been closed off, and is considered inoperable. This fireplace was not inspected. I recommend evaluation and any repairs made as needed to be conducted by a chimney sweep before attempting to use.

### Gas Wall Heater(s): Gas Wall Heater Not Tested

**EXCL** - The pilot light was not lit for the gas wall heater, and the unit was not tested for functionality. I recommend confirming proper operation prior to closing.



## Recommendations

---

## 10.1.1 General Info

**HVAC NOT INSTALLED**

**FYI:** An HVAC system was not installed in the structure at the time of inspection. I recommend consulting with an HVAC contractor to ascertain installation quotes prior to closing, if desired.

## Recommendation

Contact a qualified heating and cooling contractor

# 11: WATER HEATER

## Information

### Water Heater Condition: Water Temperature

Not Tested - No Sinks

### Water Heater Condition: Water Heater Location

Kitchen Area

### Water Heater Condition: Water Heater Manufacturer

Not Visible

### Water Heater Condition: Energy Source

Electric

### Water Heater Condition: Capacity

Not Visible

### Water Heater Condition: Manufacture Year

Not Visible

The typical life expectancy of a water heater is 13-15 years.

### Water Heater Condition: Water Temp Information

**FYI** - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve.

### Water Heater Condition: Not Visually Accessible

**LMT** - The water heater was located in an enclosure and was not visually accessible. The inspection of the water heater is limited to its functionality to produce heated water only.



Unit 1

### TPR Valve: TPR Valve Information

**LMT** - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

### TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

# 12: PLUMBING

## Information

<p><b>Water Pressure: Water Pressure (Approx.)</b> Not Tested, Water Off, No Spigot for Unit 2</p>	<p><b>Water Pipes: Service Pipe Material (Visible Portions)</b> Aquapex</p>	<p><b>Water Pipes: Water Distribution Pipe Material (Visible Portions)</b> Aquapex</p>
<p><b>Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)</b> Cast Iron</p>	<p><b>Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)</b> Cast Iron</p>	<p><b>Main Cleanout: Cleanout Location</b> Not Found</p>
<p><b>Functional Flow: Functional Flow</b> Not Tested, No Sinks</p>	<p><b>Functional Drainage: Functional Drainage</b> Water Off, Not Tested, No Sinks</p>	<p><b>Sump/Ejector Pump: Sump/Ejector Pump Present</b> Not at Visible Portions</p>

### Sump/Ejector Pump: Not Present

No sump/ejector pump(s) were observed at the home, at visible portions.

### General Info: Shutoff Valves Operation

**EXCL** - Homes usually contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

### Pressure Regulator: Not Found - Consult With Seller(s)

A pressure regulator was not found at visible portions. I recommend consulting with the sellers as to its presence.

### Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

### Water Pipes: Water Pipe(s) - Proper Insulation & Support Recommended

Any exposed water distribution pipes, to include crawl spaces, are recommended to be insulated to prevent possible damage to the pipes due to freezing temperatures in the winter months.

Water distribution pipes should be supported by proper hangers or brackets every 3' - 12' dependent upon the materials used.

### Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are HIGHLY recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas. These inspections can save thousands if a problem is found.

**Drain, Waste, and Vent Pipes (DWV): Cast Iron / Galvanized - Partial Upgrade w/PVC**

**FYI** - Portions of the waste, drain, and vent pipes have been upgraded to PVC.

**Main Cleanout: Sewer Cleanout Not Found**

**FYI** - A cleanout for the sewer/septic lateral was not found. I recommend consulting with the sellers as to its location.

**Recommendations**

12.5.1 Water Pipes

 Marginal Defect

**WATER PIPE(S) - INADEQUATE SUPPORT**

The water distribution pipes lacked adequate support in areas. Water distribution pipes should be supported by proper hangers or brackets every 3' - 12' dependent upon the materials used. A full evaluation with repairs to properly support the distribution pipes is recommended to be performed by a licensed plumber.

\*as applicable to all water pipes

Recommendation

Contact a qualified plumbing contractor.



12.5.2 Water Pipes

 Marginal Defect

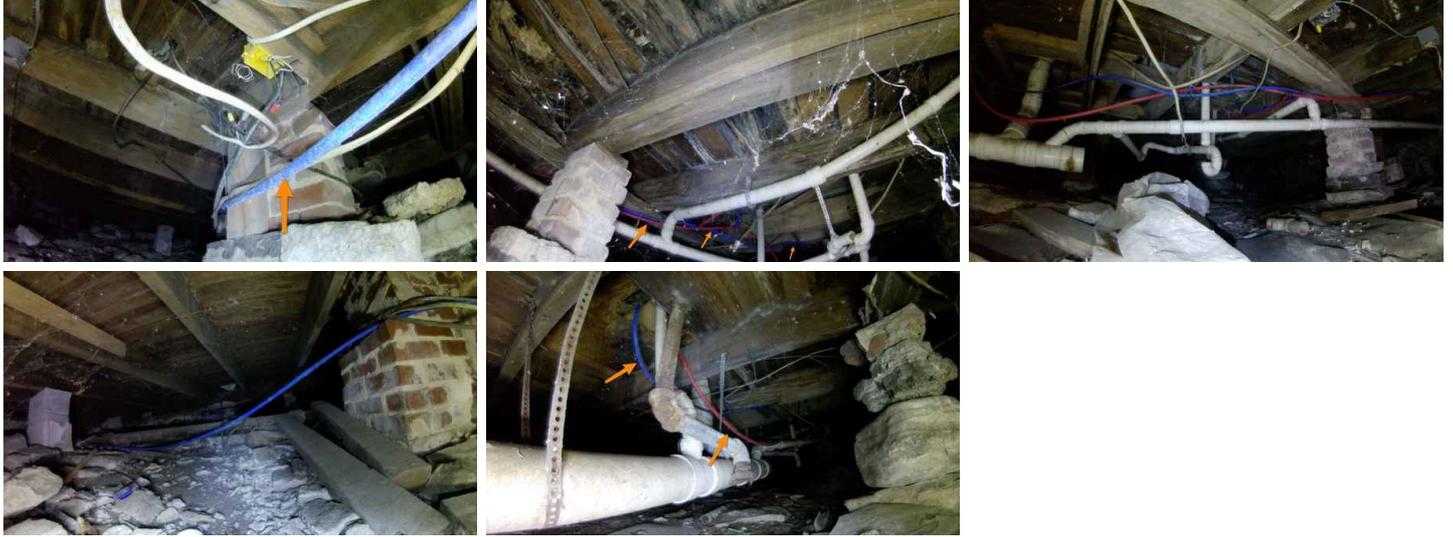
**WATER PIPE(S) - NOT INSULATED (APPLIES TO ALL)**

There were un-insulated water pipes present. Any water distribution pipes in unconditioned areas are recommended to be insulated as needed by a qualified person to prevent possible damage to the pipes due to freezing temperatures in the winter months.

\*Applies to all water pipes.

Recommendation

Contact a qualified handyman.



## 12.6.1 Drain, Waste, and Vent Pipes (DWV)

 Marginal Defect**DWV PIPE(S) - INADEQUATE SUPPORT**

The waste/drain pipes lacked adequate support in areas. Horizontal drain and waste pipes should be supported every 4'. A full evaluation with repairs to properly support the pipes as needed is recommended to be performed by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.



12.6.2 Drain, Waste, and Vent Pipes (DWV)

 Marginal Defect

**DWV PIPE(S) AND/OR UNCAPPED PIPE - OPENING PRESENT**

An opening in the DWV system or an uncapped pipe was present at the referenced area(s). An evaluation with repairs as necessary is recommended by a licensed plumber to prevent potential sewer gases from entering.

Recommendation

Contact a qualified plumbing contractor.



12.6.3 Drain, Waste, and Vent Pipes (DWV)

 Significant Defect

**DWV PIPE(S) - DISCONNECTED**

Disconnected waste pipe(s) were present. An evaluation of the DWV system is recommended by a licensed plumber with repairs made as needed.

Recommendation

Contact a qualified plumbing contractor.



## 12.6.4 Drain, Waste, and Vent Pipes (DWW)

 Marginal Defect**CAST IRON/GALVANIZED - AGED DRAIN, WASTE, AND/OR VENTILATION PIPES**

**AGED** - Cast iron and/or galvanized drain, waste, or vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.

## Recommendation

Contact a qualified plumbing contractor.



## 12.6.5 Drain, Waste, and Vent Pipes (DWW)

 Significant Defect**CAST IRON - CRACKED**

A cast iron pipe was cracked. An evaluation of the pipes with replacement / repairs made as needed is recommended by a licensed plumber.

## Recommendation

Contact a qualified plumbing contractor.



# 13: ELECTRICAL

## Information

### Service Entrance: Service Entrance Type

Overhead Service Drop

### Service Amperage: Service Entrance Conductors Type

Aluminum

### Service Amperage: Service Amperage

100amps 120/240VAC

### Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location

Below Meter

### Service Equipment/Electrical Panel: Electrical Panel Manufacturer

Not Labeled

### Distribution Panel: Distribution Panel(s) Location

Unit 1 Hallway, Unit 2 Hallway

### Distribution Panel: Distribution Panel Manufacturer

GE

### Service Grounding/Bonding: GEC Present

Yes

### Service Grounding/Bonding: Grounding Electrode Type

Not Visible, Ground Rod, Presumed

### Service Grounding/Bonding: Water Pipe Bonding Present

Not Visible

### Service Grounding/Bonding: Gas Pipe Bonding Present

Gas Not Present

### Branch Wiring : Visible Branch Wiring Type

NM Sheathed Cable, Braided Cloth NM

### Branch Wiring : 15 & 20amp Branch Wiring Metal Type

Copper, Multi-Strand Copper

### Breakers: AFCI Breakers Present

No

### Breakers: Breakers in Off Position

5+

### GFCI Protection: GFCI Missing or Damaged - Installation or Repairs Recommended

None Present

### GFCI Protection: GFCI Protection Not Confirmed/Visible

N/A

### Smoke Alarms/Detectors: Smoke Alarms Presence at All Required Locations

Missing in Sleeping Areas

### CO Detectors: CO Alarms Present at all Recommended Locations?

Unit 1 - None

### General Info: Low Voltage Systems/Wiring Not Inspected

**EXCL** - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

### General Info: 100 Amp Service

This home had 100amp service. This was common on some homes of this age, but may be insufficient for a home of this size in today's age with all of the electrical components used today. Evaluation of the service amperage's adequacy is recommended by a licensed electrician.

### General Info: Dielectric Grease Recommended

Dielectric Grease is recommended to be applied and maintained by a licensed electrician to help prevent corrosion.

### Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.



### **Service Disconnect: Service Disconnect Information**

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

### **Service Amperage: Service Amperage**

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

### **Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information**

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Electrical panels are one of the most important components in the home in my opinion due to the possibility of age-related defects creating a safety and/or fire hazard. Any panels over 30 years of age are recommended to be evaluated by a licensed electrician to ensure they are performing as intended. Panels 30 - 40 or more years old should also be upgraded as applicable as panels manufactured in recent years are inherently safer due to more rigorous testing, safety features, etc. Below is a link to a document by the Casualty Underwriters Association of America and their view on aged panels.

<https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf>



**Distribution Panel: Distribution Panel Information (Subpanel)**

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.

Electrical panels are one of the most important components in the home in my opinion due to the possibility of age-related defects creating a safety and/or fire hazard. Any panels over 30 years of age are recommended to be evaluated by a licensed electrician to ensure they are performing as intended. Panels 30 - 40 or more years old should also be upgraded as applicable as panels manufactured in recent years are inherently safer due to more rigorous testing, safety features, etc. Below is a link to a document by the Casualty Underwriters Association of America and their view on aged panels.

<https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf>



Unit 1



Unit 1



Unit 2



Unit 2

**Service Grounding/Bonding: GEC Present**

The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. In addition, there's no means of determining the depth of the grounding rod. No indications of deficiencies were observed at visible portions.

**Branch Wiring : Branch Wiring Information**

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

**Branch Wiring : Wiring - Adequate Support Recommended**

**FYI** - All electrical conductors (wiring) should be properly secured within 12 inches of electrical boxes and every 4.5 feet thereafter. Wiring not properly secured can allow for displacement or damage of the wiring. Proper securement of any wiring in the home, that is currently not properly supported is recommended to be performed by a licensed electrician.

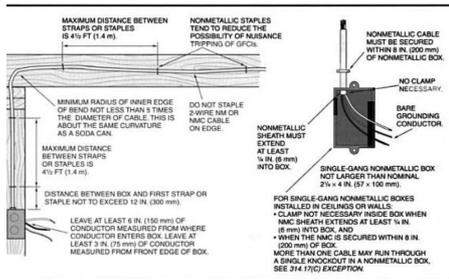


Figure 4-10 Installation of nonmetallic-sheathed cable.

**Breakers: Breakers Information**

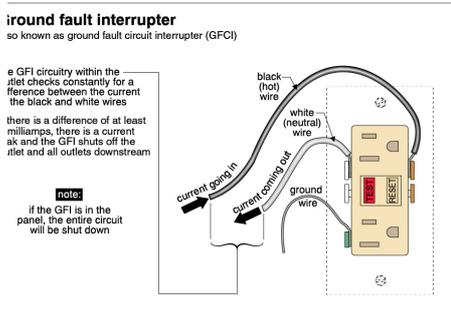
The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

**GFCI Protection: GFCI Information**

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens (current standard all kitchen counter receptacles protected), on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

**GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.**

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.



**DWELLING UNIT**  
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

DATE OF INSPECTION	SWITCHES	POUTS	STAIRS	SEPTIC	BATHS	GARAGES	HALLS	BOILER	UNITS	CLUSTERS	SLAUGHTER
NEC EDITION	HOT	TOILETS	ODORS	ROOMS	SEWERS	AND	REAR	STAIRS	UNITS	CLUSTERS	(formerly) WAREHOUSE
1971	X <sub>10</sub>			X <sub>10</sub>							
1975	X <sub>10</sub>		X	X							
1978	X <sub>10</sub>		X <sub>10</sub>	X	X <sub>10</sub>						
1981	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X	X <sub>10</sub>						
1984	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X	X <sub>10</sub>						
1987	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>		
1990	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	
1992	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
1996	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10A</sub>	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
1999	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10A</sub>	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
2002	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10A</sub>	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
2005	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X <sub>10A</sub>	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
2008	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
2011	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>
2014	X <sub>10</sub>	X <sub>10A</sub>	X <sub>10</sub>	X	X	X <sub>10A</sub>	X	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>	X <sub>10</sub>

**Receptacles: Receptacle Information**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

**Receptacles: 220V/240V Receptacle(s) Not Tested**

**EXCL** - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

**Doorbell: Doorbell Not Installed**

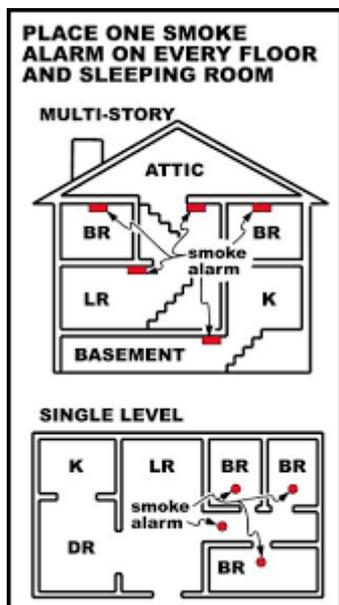
A doorbell is not installed. Many homeowners prefer the new wireless/cloud connected camera doorbell systems which are very easy to install.

**Smoke Alarms/Detectors: Smoke Alarms Information**

Smoke alarms are recommended to be installed in each sleeping room, one on the outside of each sleeping room, and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

(In 1993, NFPA 72 first required that smoke alarms be placed in all bedrooms)



**Smoke Alarms/Detectors: Smoke Alarms Testing Information**

**LMT** - The State of TN Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This unfortunately only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** I highly recommend either testing these detectors with a smoke can, or replacing all of the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Smoke alarms need to be replaced every 10 years. Determining the age of the smoke detectors is beyond the scope of a home inspection, so please determine the age on the back of the unit and set a reminder to replace as necessary.

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

### CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

CO detectors need to be replaced every 35 years. Determining the age of the detectors is beyond the scope of a home inspection, so please determine the age on the back of the unit and set a reminder to replace as necessary.

### Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

### Switches, Lights: Exterior Lights Not Tested

**EXCL** - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

### Switches, Lights: Light Bulbs Not Installed

**EXCL** - Some fixture(s) did not have light bulb(s) installed, and therefore the fixture(s) were not able to be tested for functionality. I recommend confirming proper operation prior to closing.

## Recommendations

### 13.4.1 Service Amperage

#### 100AMP SERVICE



Marginal Defect

**FYI** - This home contained a 100amp electrical service. While common in older homes, it may be insufficient for a home of this size in today's age with all of the electrical components used today. An evaluation of the service amperage's adequacy and load testing is recommended to be performed by a licensed electrician.

\*Each unit has 100 amp service

Recommendation

Contact a qualified electrical contractor.

## 13.5.1 Service Equipment/Electrical Panel

 Marginal Defect
**NEUTRAL WHITE WIRES - SHARING SAME LUG (MAIN PANEL)**

Grounded "neutral" conductors were sharing a terminal lug with another neutral and/or ground wire(s) (EGC's) on the terminal bar(s). When a neutral conductor is sharing a terminal lug with another neutral conductor, it can prevent a circuit from safely being isolated for repair. It can also create an overvoltage condition that may damage lighting and appliances during servicing of the panel and circuits.

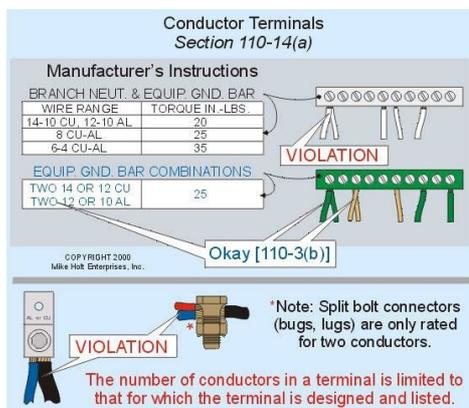
Mixed neutrals and grounds at a terminal lug can potentially allow current to flow on a ground wire during servicing of a circuit, which can possibly create a shock hazard on metal appliances on one circuit, or an overcurrent situation on another circuit.

Although this was a common practice for decades (especially when panelboards didn't have enough terminal lugs) it has never been permitted.

All grounded neutral conductors in this panel are recommended to be isolated on a separate terminal lug on the terminal bar by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Unit 2

## 13.6.1 Distribution Panel



Minor Defect, Maintenance Item, or FYI Item

**COVER - MISSING SCREWS**

Some panel cover screw(s) were missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of the screws is recommended to be conducted by a qualified person.

## Recommendation

Contact a qualified electrical contractor.



Unit 2

13.6.2 Distribution Panel

 Marginal Defect

**DISTRIBUTION PANEL - NEUTRALS AND GROUNDS NOT ISOLATED**

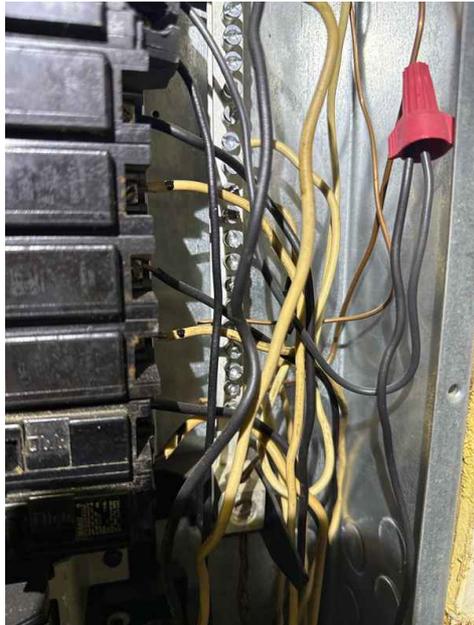
**SFTY** - The grounded "neutral" conductors and grounds (EGC'S) were not isolated in the distribution panel(s). The grounds should be on a separate terminal bar that is bonded to the enclosure, and the neutrals should be on a second "floating" terminal bar that is not in contact with the panel. The current configuration can allow current to run on the ground wires if a fault was to occur, possibly creating a shock hazard on appliances. Repairs are recommended to be conducted as needed by a licensed electrician for safety.

Recommendation

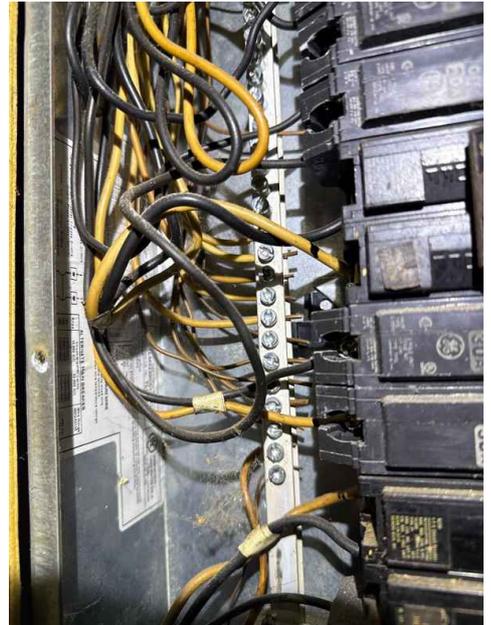
Contact a qualified electrical contractor.



Unit 1



Unit 1



Unit 2



Unit 2

## 13.6.3 Distribution Panel

 Marginal Defect

### DISTRIBUTION PANEL - MISSING MAIN SHUTOFF

The referenced distribution panel was missing a main shutoff to shutoff all power in the serviced area. Repairs to add a shutoff is recommended to be performed by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



Unit 2

## 13.6.4 Distribution Panel

 Minor Defect, Maintenance Item, or FYI Item

### PANEL LABEL MISSING/NOT COMPLETE

**LMT** - The electrical panel label was missing or incomplete. Electrical panel labels contain important information regarding amperage, voltages, permitted breakers, ground lug quantities, schematics, etc. The proper installation or condition of any components that depend on information contained on this label are excluded from this inspection.

#### Recommendation

Contact a qualified professional.



Unit 1

## 13.8.1 Branch Wiring



Minor Defect, Maintenance Item, or FYI Item

**WIRING - BRAIDED CLOTH NM PRESENT**

**FYI / AGED** - There was braided cloth NM wiring in this home. This is the predecessor for today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both external, and the individual jackets covering the conductors themselves become brittle with age and can be damaged easily, particularly at securement points to studs and joists, in hot attics, and at bend points in the wiring. Typically this form of wiring does not contain an EGC (ground wire). Upgrading this wiring is recommended to be considered due to its age alone. For safety, AFCI breakers are recommended to protect the circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc.

I also recommend that any electrical conductors over 30 years of age be evaluated by a licensed electrician to ensure they are performing safely and as intended. Below is a link to a great document by the Casualty Underwriters Association of America.

<https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf>

## Recommendation

Contact a qualified electrical contractor.



## 13.8.2 Branch Wiring



Significant Defect

**WIRING - EXPOSED TERMINATIONS PRESENT**

**SFTY** - There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (**live or not**) is recommended to either be removed or terminated into a junction box by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



## 13.8.3 Branch Wiring

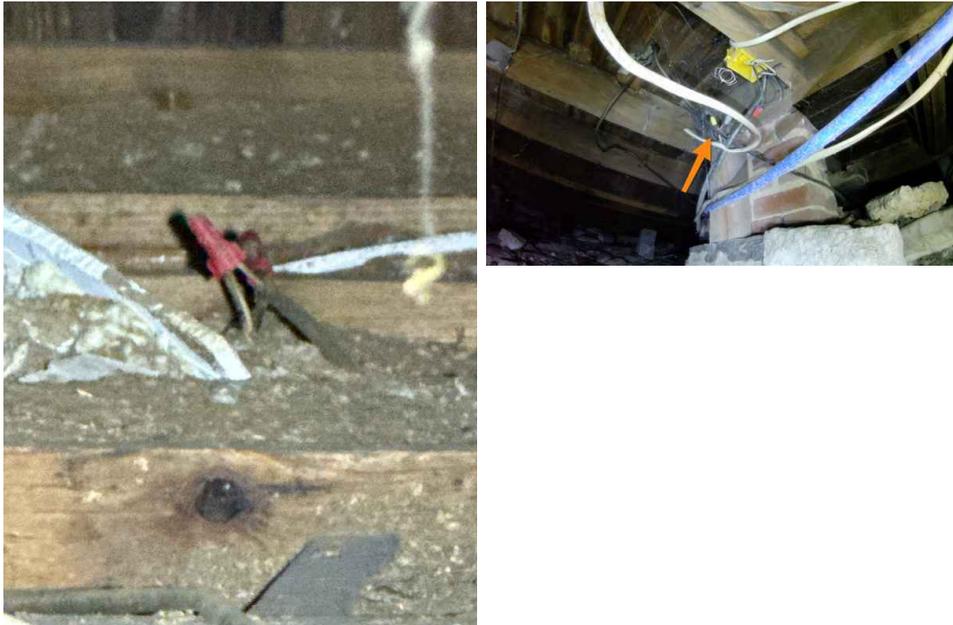
 Marginal Defect**WIRING - SPLICES AND/OR TERMINATIONS MADE OUTSIDE OF ELECTRICAL BOX**

**SFTY** - There were wiring splices and/or terminations that were made outside of electrical box(es). This can be a potential fire or electrocution hazard in applicable situations. End caps, also known as wire nuts, while necessary, do not replace the need to have the spliced and/or terminated wires in a proper electrical box. Any wiring connections/splices made outside of an electrical box in the home are recommended to be made in a proper box by a licensed electrician for safety.

\*several in crawlspace

Recommendation

Contact a qualified electrical contractor.



Attic

13.8.4 Branch Wiring

**ELECTRICAL BOX(ES) - MISSING COVER**

Marginal Defect

**SFTY** - There were electrical box(es) present without a cover. This and can be a fire hazard due to the possibility of arcing. UL listed cover(s) are recommended to be installed by a licensed electrician on any and all electrical boxes in the home missing covers.

\*Several in crawlspace

Recommendation

Contact a qualified electrical contractor.



Attic



Attic



13.10.1 GFCI Protection

**GFCI - NOT PRESENT / FOUND (UPGRADE)**

Marginal Defect

**SFTY** - Although not required at the time of this home's construction, GFCI protection was not present and/or found at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as all kitchen counter and bathroom receptacles. Repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

DATE OF I N S P E C T I O N	DWELLING UNIT													
	120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS													
	S P O O L S	P A S S E R S	E T H E R S	B A T H R O O M S	T O I L E T S	G A R A G E S	H A L L W A Y S	M A S T E R B E D R O O M S	K I T C H E N S	U N D E R S I N K S	C O U N T E R T O P S	S I D I N G	L A U N D R Y	U T I L I T Y
1971	X <sub>11</sub>			X <sub>10</sub>										
1975	X <sub>12</sub>			X	X									
1978	X <sub>13</sub>			X	X	X <sub>14</sub>								
1981	X <sub>15</sub>	X <sub>16</sub>	X <sub>17</sub>	X	X <sub>18</sub>									
1984	X <sub>19</sub>	X <sub>20</sub>	X <sub>21</sub>	X	X <sub>22</sub>									
1987	X <sub>23</sub>	X <sub>24</sub>	X <sub>25</sub>	X	X <sub>26</sub>	X <sub>27</sub>	X	X <sub>28</sub>	X <sub>29</sub>	X <sub>30</sub>				
1990	X <sub>31</sub>	X <sub>32</sub>	X <sub>33</sub>	X	X <sub>34</sub>	X <sub>35</sub>	X <sub>36</sub>	X <sub>37</sub>	X <sub>38</sub>	X <sub>39</sub>	X <sub>40</sub>	X <sub>41</sub>	X <sub>42</sub>	X <sub>43</sub>
1993	X <sub>44</sub>	X <sub>45</sub>	X <sub>46</sub>	X	X <sub>47</sub>	X <sub>48</sub>	X <sub>49</sub>	X <sub>50</sub>	X <sub>51</sub>	X <sub>52</sub>	X <sub>53</sub>	X <sub>54</sub>	X <sub>55</sub>	X <sub>56</sub>
1996	X <sub>57</sub>	X <sub>58</sub>	X <sub>59</sub>	X	X <sub>60</sub>	X <sub>61</sub>	X <sub>62</sub>	X <sub>63</sub>	X <sub>64</sub>	X <sub>65</sub>	X <sub>66</sub>	X <sub>67</sub>	X <sub>68</sub>	X <sub>69</sub>
1999	X <sub>70</sub>	X <sub>71</sub>	X <sub>72</sub>	X	X <sub>73</sub>	X <sub>74</sub>	X <sub>75</sub>	X <sub>76</sub>	X <sub>77</sub>	X <sub>78</sub>	X <sub>79</sub>	X <sub>80</sub>	X <sub>81</sub>	X <sub>82</sub>
2002	X <sub>83</sub>	X <sub>84</sub>	X <sub>85</sub>	X	X <sub>86</sub>	X <sub>87</sub>	X <sub>88</sub>	X <sub>89</sub>	X <sub>90</sub>	X <sub>91</sub>	X <sub>92</sub>	X <sub>93</sub>	X <sub>94</sub>	X <sub>95</sub>
2005	X <sub>96</sub>	X <sub>97</sub>	X <sub>98</sub>	X	X <sub>99</sub>	X <sub>100</sub>	X <sub>101</sub>	X <sub>102</sub>	X <sub>103</sub>	X <sub>104</sub>	X <sub>105</sub>	X <sub>106</sub>	X <sub>107</sub>	X <sub>108</sub>
2009	X <sub>109</sub>	X <sub>110</sub>	X <sub>111</sub>	X	X	X <sub>112</sub>	X <sub>113</sub>	X <sub>114</sub>	X <sub>115</sub>	X <sub>116</sub>	X <sub>117</sub>	X <sub>118</sub>	X <sub>119</sub>	X <sub>120</sub>
2012	X <sub>121</sub>	X <sub>122</sub>	X <sub>123</sub>	X	X	X <sub>124</sub>	X <sub>125</sub>	X <sub>126</sub>	X <sub>127</sub>	X <sub>128</sub>	X <sub>129</sub>	X <sub>130</sub>	X <sub>131</sub>	X <sub>132</sub>
2014	X <sub>133</sub>	X <sub>134</sub>	X <sub>135</sub>	X	X	X <sub>136</sub>	X <sub>137</sub>	X <sub>138</sub>	X <sub>139</sub>	X <sub>140</sub>	X <sub>141</sub>	X <sub>142</sub>	X <sub>143</sub>	X <sub>144</sub>

## 13.11.1 Receptacles

 Significant Defect**RECEPTACLE(S) - REVERSED POLARITY  
(EASY FOR ELECTRICIAN TO RESOLVE)**

**SFTY** - There were receptacle(s) present in the referenced areas that tested as being wired with reversed polarity (hot and neutral wires reversed). The device you plug in to the receptacle may "work" but it is considered unsafe and risks a short circuit, shock, or fire. Repairs to correct the polarity (swap the hot and neutral to their correct poles) is recommended to be conducted by a licensed electrician.

\*Easy for an electrician to resolve

## Recommendation

Contact a qualified electrical contractor.



Unit 2 Bedroom Front Wall

13.11.2 Receptacles

 Marginal Defect

**RECEPTACLE(S) - OPEN GROUND**

**SFTY** - There were receptacle(s) present that tested as being ungrounded. This is a potential safety and electronic equipment hazard. You may consider installing a GFCI in the affected areas to protect the other outlets. This is considered an acceptable "repair" for ungrounded receptacles as it will protect you from a safety standpoint by tripping if a fault occurs. But, this "repair" will not protect appliances and electronics utilizing a third grounding prong from power surges and lightning strikes, as a whole-home surge protector installed at the electrical panel would be needed. The actual GFCI receptacles should be designated with a sticker stating "No Equipment Ground", and each receptacle protected downstream should be designated with two stickers; one stating "GFCI Protected", and the other stating "No Equipment Ground". Evaluation and repairs as needed is recommended to be conducted by a licensed electrician to obtain grounding protection.

Recommendation

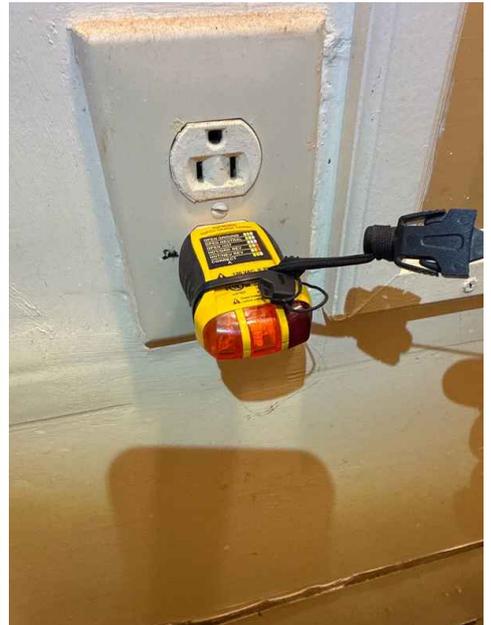
Contact a qualified electrical contractor.



Unit 2 Living Room



Unit 2 Left and Back Walls



Unit 2 Bathroom



Unit 2 Laundry Room



Unit 2 Kitchen

## 13.11.3 Receptacles

 Marginal Defect
**RECEPTACLE(S) - TWO-PRONG PRESENT**

**AGED/SFTY** - There were outdated, ungrounded 2-prong receptacles present in the home. This can be common in homes built pre-1970's, this form of wiring has a hot and neutral conductor present, with no grounding protection (EGC). These receptacles will not protect appliances or electronics plugged into them utilizing a third grounding prong, and can also be a shock hazard with appliances containing a metal housing or enclosure. I recommend consulting with a licensed electrician about upgrading to grounding protection, or at a minimum, installing GFCI protection for these receptacles/circuits coupled with a whole home surge protector. More information can be found at the links below:

<http://m.ecmweb.com/content/replacing-2-wire-ungrounded-receptacles>

<https://mrelectric.com/blog/2-prong-outlets-not-up-to-code>

\*applies to all two prong receptacles throughout home (some not photographed)

Recommendation

Contact a qualified electrical contractor.



Both units

## 13.11.4 Receptacles

 Marginal Defect
**COVER PLATE(S) - MISSING**

**SFTY** - The were receptacles / light switches with missing cover plate(s) [applies to all applicable receptacles]. This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the home.

\*also some in unit 1 - not photographed

Recommendation

Contact a qualified electrical contractor.



Unit 2 Living Room

## 13.13.1 Smoke Alarms/Detectors

 Marginal Defect**SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS**

**SFTY** - Smoke alarms were not present at all locations required by today's standards (areas referenced in Full Report Electrical Section). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended. **(SEE LOCATIONS LISTED UNDER FULL REPORT IN ELECTRICAL SECTION)**

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

## Recommendation

Contact a qualified electrical contractor.

## 13.13.2 Smoke Alarms/Detectors

 Marginal Defect**NOT FUNCTIONAL**

The referenced smoke alarm(s) did not operate during the inspection. This is a safety hazard. I recommend testing the alarms and replacing the batteries and re-testing for operation, or replacing the units themselves if they are found to be over 10 years of age. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

## Recommendation

Contact a qualified professional.

## 13.13.3 Smoke Alarms/Detectors

 Marginal Defect**AGED ALARMS**

**SFTY** - There were smoke alarm(s) present that appeared to be past their useful service life. Smoke detectors are recommended to be replaced at least every five-ten years (manufacturer specific) for fire safety. Replacement of the unit(s) is recommended to be performed by a qualified person.

## Recommendation

Contact a qualified professional.

## 13.14.1 CO Detectors

 Marginal Defect**CO ALARM(S) - NOT PRESENT/FOUND (UNIT 1)**

**SFTY** - CO alarms were not present/found as required by today's standards (referenced above). CO alarms are recommended for any property containing gas appliances, fireplaces, or an attached garage. The installation of CO detectors is recommended to be conducted by a qualified person, for safety.

## Recommendation

Contact a handyman or DIY project

## 13.14.2 CO Detectors

**CO ALARM NOT FUNCTIONAL** Marginal Defect

The CO Alarm was not functional at the time of inspection. Replacement of the battery or the alarm itself is recommended for proper operation.

Recommendation

Contact a handyman or DIY project



Unit 2

## 13.15.1 Switches, Lights

**LIGHT FIXTURE(S) - GLOBES MISSING (INTERIOR)** Minor Defect, Maintenance Item, or FYI Item

Interior light(s) were present that were missing a proper globe. The installation of covers or globes on any fixtures in the structure without globes is recommended to be performed by a qualified person to prevent accidental breakage, and possible related safety and shock hazards.

Recommendation

Contact a handyman or DIY project

# 14: ATTIC, ROOF STRUCTURE, & VENTILATION

## Information

**General Info/Limitations: Attic Accessibility**

**Hindrances/Limitations**

Framing, Low Clearance, Walkboards Missing

**Attic Access: Access Type(s)**

Access Panels

**Insulation: Insulation Type**

Blown-in Insulation

**Inspection Method: Inspection Method**

Just Inside of Opening, No Walking Boards Present

**Ventilation: Ventilation Types**

Fixed Roof Deck Vents

**Insulation: Insulation Amount (Average)**

Less than 6"

**Attic Access: Access Location(s)**

Unit 2 Hallway

**Roof Structure/Framing: Roof Structure Type**

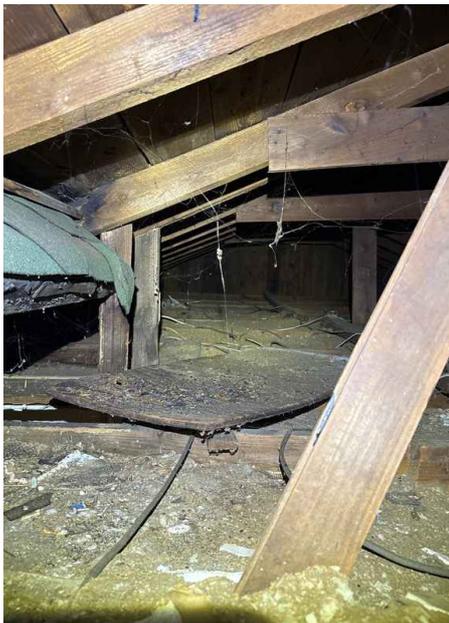
Rafters / Ceiling Joists

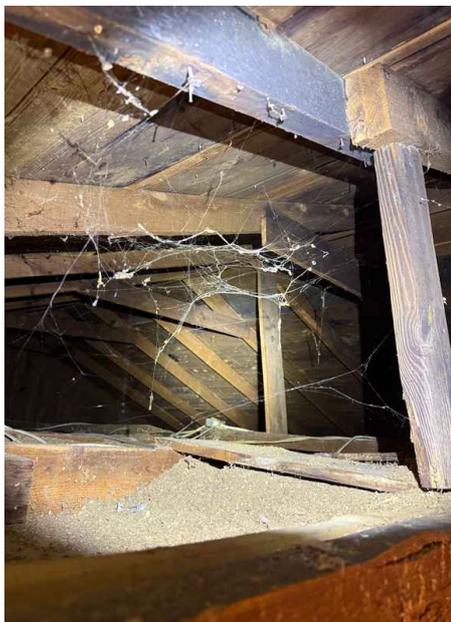
**Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)**

Not Visible From Accessible Portions

**General Info/Limitations: Attic View(s)**

A few attic photos





### **General Info/Limitations: Accessibility Limitations**

**FYI** - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

### **General Info/Limitations: Physical Limitations Information**

**LMT** - The referenced physical obstructions listed above may block or hinder physical accessibility of the attic or portions of the attic. The inspection of the attic area and roof structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection.

### **General Info/Limitations: Attic Access Not Present - Portions of Home**

**EXCL** - An attic access was not present to evaluate the items and components in the attic over the referenced portion(s) of the home. This attic and its items and components are excluded from this inspection. The installation of a proper access is recommended to be installed by a qualified person, with a review of the attic area conducted by a qualified person at that time.

### **Inspection Method: From Opening - Low Clearance**

**LMT** - The attic area was evaluated from the access opening due to low clearance making accessibility difficult / dangerous due to limited mobility. The inspection of this area is limited to visual portions only, hidden damage may exist in areas that were not visible from the opening.

### **Attic Access: Attic Access Information**

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### **Ventilation: Ventilation Information**

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild oversimplification of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.

- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: <https://www.greenbuildingadvisor.com/article/1stibureks-rules-for-venting-roofs>

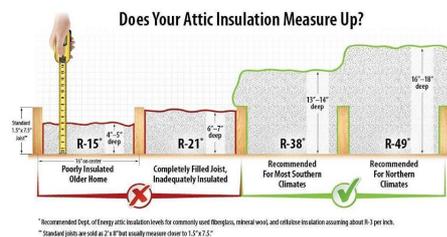
**Roof Structure/Framing: Roof Structure Information**

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

**Insulation: Insulation Information**

The visible insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Recommended Specifications by Insulation Type			
	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft <sup>3</sup> (kg/m <sup>3</sup> )	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft <sup>2</sup> (kg/m <sup>2</sup> )	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes



\*Recommended Dept. of Energy attic insulation levels for commonly used fiberglass, mineral wool, and cellulose insulation assuming about 8.3 per inch.  
 \*\*Standard joists are set at 24" but usually measure close to 15"x15"

**Exhaust Fan(s): Exhaust Fan(s) Information**

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

**Plumbing Stack Vents: Vent Stack(s) Information**

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



**Recommendations**

## 14.1.1 General Info/Limitations

**PROPER FIRE SEPARATION NOT PRESENT BETWEEN UNITS**

**SFTY** - Current standards require a one hour rated common wall to be in place from the foundation to the underside of the roof in multi-unit structures. This separation was not present at this structure, and may not have been required when this structure was constructed. Evaluation and modifications and/or repairs as needed to achieve proper fire separation is recommended as an upgrade by a qualified contractor. FYI - There are different ways of achieving fire separation in multi-family structures. Proper separation can be achieved by using 5/8" Type X drywall on the ceilings, or a draft stop wall being used in the attic between units, to even common walls (1-2 hour fire resistant) extending from the foundation to the attic and extending above the roofline by 30" as a parapet wall. If units have a sprinkler system this will also affect time ratings needed. The confirmation of proper drywall and/or common walls are beyond the scope of a home inspection. More information can be obtained about local requirements and how this structure achieves proper fire separation from the authority having jurisdiction (local code inspector's office).

Recommendation

Contact a qualified professional.

## 14.1.2 General Info/Limitations

**ATTIC ACCESS NOT PRESENT (PORTIONS OF HOME)**

**EXCL** - An attic access was not present to evaluate the items and components in the attic in portions of the home. This portion of the attic and its items and components are excluded from this inspection. The installation of a proper access is recommended to be performed by a qualified person, with a review of the attic area conducted by a qualified person at that time.

Recommendation

Contact a qualified professional.

## 14.3.1 Attic Access

**PANEL - WATER DAMAGED**

The attic access panel area was water damaged. Repairs are recommended.

Recommendation

Contact a qualified professional.



14.4.1 Ventilation

Marginal Defect

### VENTILATION - INADEQUATE

The attic ventilation was inadequate. Typically one square foot of ventilation is needed for every 150sq ft of attic "floor" area. Measuring attic space and ventilation openings is beyond the scope of a home inspection and was not conducted. I recommend having the attic ventilation evaluated by a contractor familiar with ventilation methods. Here's a good calculator to determine needed ventilation:

<https://www.gaf.com/en-us/for-professionals/tools/ventilation-calculator>

Recommendation

Contact a qualified insulation contractor.

14.6.1 Insulation

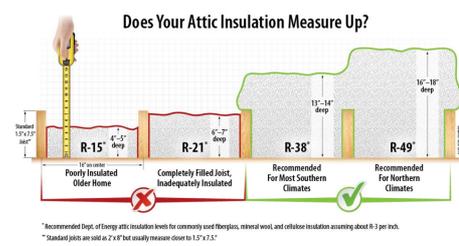
Marginal Defect

### INSULATION - TYPICAL AMOUNT & AGED (MORE RECOMMENDED)

The insulation level was typical for when the home was built, but current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. The installation of new insulation to replace / add to the original as an upgrade is recommended for comfort and energy efficiency by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.



# 15: FOUNDATION AREA

## Information

<b>Foundation General Information:</b>	<b>Foundation General Information:</b>	<b>Crawl Space Access:</b>
<b>Foundation Type</b>	<b>Floor Structure Visual</b>	<b>Access Location</b>
Crawl Space	<b>Obstructions</b> Plumbing Pipes	Left Side of Home
<b>Crawl Space Inspection Method:</b>	<b>Crawl Space Inspection Method:</b>	<b>Foundation Walls:</b>
<b>Inspection Method</b>	<b>Crawl Space Obstructions / Safety</b>	<b>Foundation Wall Material</b>
Crawled Where Possible, Robotic Drone As Necessary	<b>Concerns</b> Low Clearance, Debris Present	Stacked Stone
<b>Framing/Floor Structure:</b>	<b>Floor Structure Support:</b>	<b>Subfloor:</b>
<b>Floor Structure Materials</b>	<b>Floor Structure Support Type</b>	<b>Subfloor Material</b>
Wood Floor Joists	Brick Piers, Stacked Stone Piers, CMU Block Piers	OSB, Planks
<b>Ground Cover/Vapor Barrier :</b>	<b>Insulation:</b>	
<b>Vapor Barrier Condition</b>	<b>Insulation Present at Unfinished Areas</b>	
Partial	No	

### Foundation General Information: Visual Limitations Information

**LMT** - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

### Crawl Space Info: Crawl Space Moisture/Humidity Information

**FYI** - Ventilated crawl spaces are a standard method of construction that have been used since the 1800s. This method of construction relies on airflow through the crawl space interchanging through the vents in the perimeter walls.

Due to our average annual rainfall and high humidity, these ventilated crawl spaces often allow for excessive humidity and condensation issues in the area, allowing for the formation of fungal growth and eventually leading to structural concerns. It is advantageous to make corrections to address any condensation and/or moisture concerns if they are present.

Enclosed crawl spaces (encapsulation) utilizing a dehumidifier have proven to be a more effective and reliable humidity and moisture control method. Converting ventilated crawl spaces to an enclosed and dehumidified environment is preferred and should generally be considered an **upgrade**. If there are visible indications of condensation and/or moisture issues present, encapsulation would then be considered a **solution** or **repair**.

I will inspect for signs of condensation and humidity issues during the inspection, and if there are indications of a concern, they will be listed in this report.

You can learn more about the benefits of crawl space encapsulation at this link:

<https://www.buildingscience.com/documents/information-sheets/crawl-space-insulation>

### Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

### Crawl Space Inspection Method: Crawl Space Inspection Information

**LMT** - Crawl spaces are navigated as best I can and all related components are inspected visually from an area that does not put the inspector at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, perceived safety hazards, etc. The inspection of the crawl

space is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no crawl space can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

### **Crawl Space Inspection Method: Safety Concerns Information**

**LMT** - I do, and have entered thousands of crawl spaces. But there are several safety/health hazards involved when doing so in some homes. The SOP states that the Inspector is not required to enter any area that may affect the health or safety of the Home Inspector. If any of these following conditions are observed or presumed, the crawl space will be inspected with a robotic drone capable of taking photo and video, or from safely accessible portions. Hazards include, but are not limited to:

- *Hantavirus* - A respiratory illness contracted from rodent feces, urine, or saliva that becomes airborne once soil is stirred up. More info can be found at this link: <https://www.cdc.gov/hantavirus/hps/transmission.html>
- *Current or Aged Waste Pipe Leaks* - Create the possibility of both wet sewage pathogens and even airborne or dust-borne dry pathogens.
- *Standing Water or Wet/Damp Soil* - If the crawl space has areas of puddles or standing water or even if the soil surface is simply wet there is risk of electrical shock (if wiring or electrical devices are present).
- *Evidence of Possible Asbestos* - Which if friable can cause respiratory disease and be transferred from clothing to other surfaces/materials.
- *Debris in the Crawl Space* - Which can harbor rodents, snakes, and other hazards.
- *Evidence of Fungal Growth* - Can cause respiratory illness or distress.

A great article covering these and more hazards can be found here:  
[https://inspectapedia.com/structure/Crawl\\_Space\\_Safety.php](https://inspectapedia.com/structure/Crawl_Space_Safety.php)

### **Foundation Walls: Foundation Walls Information**

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### **Foundation Walls: Foundation Walls Covered by Parge Coat**

**EXCL** - The foundation walls have been covered by a parge coating and was not visible for evaluation. The condition of the wall behind this parge coating is excluded from this inspection.

### **Framing/Floor Structure: Floor Structure Information**

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### **Framing/Floor Structure: Floor Structure - Aged**

This floor structure was aged and was inspected for its functionality, significant damage, bowing of members, or any other detrimental defect. It is common for areas of discoloration to be present from aged leaks, moisture, condensation, and/or other darkened cosmetic deficiencies / imperfections. This floor structure will not look like the floor structure of a newer home. As well all building components have a finite life span, and repairs should be anticipated in the future due to the age of the framing members themselves.

### **Floor Structure Support: Floor Structure Support Information**

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### **Floor Structure Support: Pier(s) Information**

The visible portions of the piers were inspected looking for deficiencies, damage, etc. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### **Floor Structure Support: Footing Not Visible**

Footing was not visible and thus could not be visually evaluated. Footing is usually a cast or poured concrete pad that is below the soil line and in direct contact with solid compacted strong soil. If concerned, I recommend an invasive inspection to ensure the footers are present and proper.

### **Subfloor: Subfloor Not Fully Visible**

**LMT** - The subfloor was not fully visible for evaluation due to a lack of visual accessibility from the referenced visual obstructions.

### Ground Cover/Vapor Barrier : Vapor Barrier Information

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### Insulation: Insulation Information

Current standards recommend R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

### Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Recommendations

### 15.5.1 Foundation Walls

 Marginal Defect

#### **FOUNDATION WALL(S) - OPENINGS / GAP PRESENT**

There were opening(s) and/or gaps present in the foundation wall which may allow water, insects, and/or wildlife to infiltrate the foundation area. Properly sealing or repairing these areas is recommended to be performed by a qualified person.

NOTE: Not all areas photographed

Recommendation

Contact a qualified professional.



15.7.1 Floor Structure Support

 Significant Defect

**FULL EVALUATION OF SUPPORTS RECOMMENDED**

There were inadequate and/or unconventional floor support methods present. A full evaluation of the floor structure's support system is recommended to be performed by a qualified contractor with repairs made as needed for proper support.

Recommendation

Contact a qualified professional.

15.7.2 Floor Structure Support

 Marginal Defect

**PIER(S) - CMU BLOCK IMPROPER ORIENTATION**

There were CMU block supports present that were laid in the wrong orientation. In this orientation the blocks are susceptible to cracking, and can't support the weight they were intended to bear. Repairs or replacement of the pier(s) and or support(s) as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a foundation contractor.



## 15.7.3 Floor Structure Support

**PIER(S) - OUT OF PLUMB** Marginal Defect

There were pier(s) present that were out-of-plumb. An evaluation of the pier(s) is recommended to be conducted by a foundation contractor with repairs made as deemed necessary.

## Recommendation

Contact a foundation contractor.



15.7.4 Floor Structure Support

 Marginal Defect

**PIER(S) - DRY STACKED CMU AND/OR STONE**

There were CMU and/or Stone piers present that were dry-stacked (no mortar used). While rare, this can potentially allow for movement / displacement of the supports. An evaluation and repairs of the piers as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



15.9.1 Ground Cover/Vapor Barrier

 Marginal Defect

**DEBRIS PRESENT IN CRAWL SPACE**

Debris was present on the ground in portions of the crawl space. This could create conditions that can be conducive to WDI (wood destroying insect) activity, as well as harboring rodents, snakes, and/or other wildlife. Removal of any debris is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



## 15.9.2 Ground Cover/Vapor Barrier

 Marginal Defect
**VAPOR BARRIER - LACKED FULL COVERAGE**

The vapor barrier lacked full coverage. Current standards require that vapor barriers cover the entirety of the soil in foundation areas. An evaluation along with repairs or modifications made as needed to achieve full coverage of the vapor barrier is recommended to be conducted by a qualified contractor.

## Recommendation

Contact a qualified professional.



## 15.10.1 Insulation

 Minor Defect, Maintenance Item, or FYI Item
**INSULATION - NOT PRESENT BETWEEN JOISTS**

Insulation was not present between the floor joists. Current energy standards recommend for insulation to be installed between the floor joists of unconditioned areas, when living areas are overhead, for energy efficiency, as desired. If you prefer, the installation of insulation is recommended to be conducted as an energy upgrade by an insulation contractor.

## Recommendation

Contact a qualified insulation contractor.



## 15.11.1 Ventilation

 Marginal Defect
**VENTILATION - INADEQUATE**

The unconditioned foundation appeared to be inadequately ventilated. Current standards call for one sq. ft of ventilation for every 150 sq. ft of unfinished space area, which can be reduced to one sq. ft for every 1500 sq. ft with a proper continuous vapor barrier installed. Ventilation openings should also be located within three feet of each corner. Repairs are recommended to be conducted as needed to achieve proper ventilation by a contractor familiar with ventilation methods.

## Recommendation

Contact a qualified professional.

# 16: WATER, MOISTURE, & CONDENSATION (WMC)

## Information

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<b>Interior Surfaces - WMC: Moisture Stains Present on Ceilings</b>	<b>Plumbing Leaks - WMC: Plumbing Leaks Present?</b>	<b>Roof Structure - WMC: Indications of Condensation Present?</b>
Yes	Yes	Yes

<b>Roof Structure - WMC: Indications of Leak(s) Present?</b>	<b>Foundation - WMC: Indications of Moisture at Visible Portions</b>	<b>Foundation - WMC: Indications of Condensation at Visible Portions</b>
Yes	Moisture Damage To Subfloors	Yes

### General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies in association with water leaks and/or water infiltration from the exterior, as well as covering condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

**WMC** - This acronym will be used in areas of this report to shorten the reference for "**Water, Moisture, and Condensation**".

### Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

### Interior Surfaces - WMC: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

### Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking. No leaking or indications of leaking were present at the time of inspection if not otherwise noted in this report.

### Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report.

### Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

**LMT** - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

## Recommendations

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16.2.1 Exterior Areas - WMC

 Marginal Defect

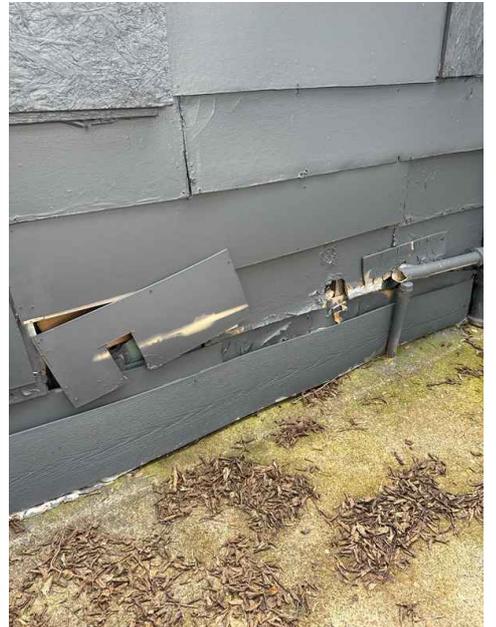
**WATER DAMAGE - WALLS / CLADDING**

Water damage was present to the areas of the exterior walls / cladding. A full evaluation of the home's exteriors walls / cladding is recommended. For areas of damage, an invasive evaluation of the walls and framing with repairs made to any damage found, as well as repairs made to prevent reoccurrence is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.





16.3.1 Interior Surfaces - WMC

 Significant Defect

**CEILING - WATER DAMAGE**

Some degree of water damage and indications of past/present leaks or water infiltration was present to the referenced ceiling(s). I recommend consulting with the sellers as to what created the damage to these areas, and what repairs were carried out to address the leaks or moisture infiltration. Repairs made as needed to any damage present is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Unit 1



Unit 1



Unit 1



Unit 1



Unit 2

16.3.2 Interior Surfaces - WMC

 Significant Defect

**WALLS - WATER DAMAGE PRESENT**

Some degree of water damage and indications of past/present leaks or water infiltration was present to the referenced wall(s). I recommend consulting with the sellers as to what created the damage to these areas, and what repairs were carried out to address the leaks or moisture infiltration. Repairs made as needed to any damage present is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Unit 1



Unit 1



Unit 1



Unit 1



Unit 1



Unit 1



Unit 1



Unit 1



Unit 2



Unit 2 Water Heater Area

16.3.3 Interior Surfaces - WMC

 Significant Defect

**FLOOR(S) - WATER DAMAGE PRESENT**

Water damage was present to the flooring at the referenced area(s). An evaluation of the subfloor, with repairs made as needed is recommended to be performed by a flooring contractor or other qualified person.

Recommendation

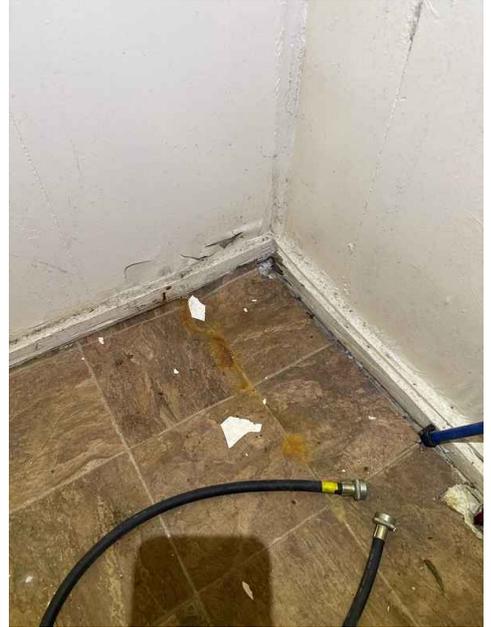
Contact a qualified flooring contractor



Unit 1 Foyer



Unit 1 Foyer



Unit 1 Laundry Room



Unit 1 Wet



Unit 1



Unit 1



Unit 1



Unit 2

16.4.1 Plumbing Leaks - WMC

**FAUCET VALVE - DRIP LEAK WHILE OFF**

 Marginal Defect

A drip leak was present from the referenced faucet while the valve was in the "off" position. Repairs are recommended to be performed as needed by a licensed plumber to correct the leak.

Recommendation

Contact a qualified plumbing contractor.



Unit 2

16.4.2 Plumbing Leaks - WMC

 Significant Defect

**WATER PIPE - LEAK**

A leak was present from the referenced water pipe(s). Repairs are recommended as needed by a licensed plumber.

Recommendation

Contact a qualified professional.



Unit 2 Water Heater Area



16.5.1 Roof Structure - WMC

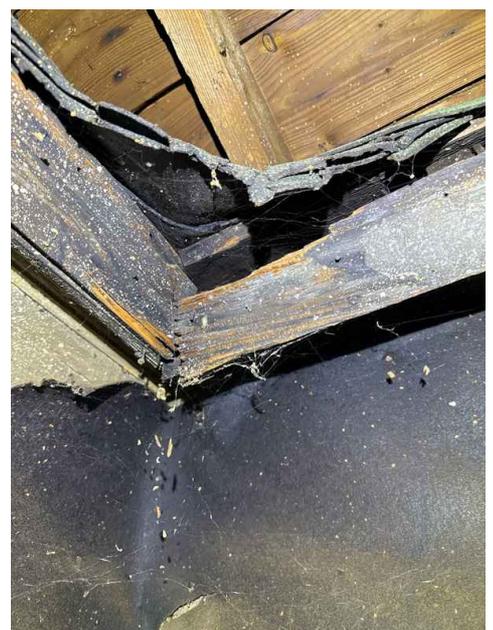
 Marginal Defect

**LEAKING - INDICATIONS OF PAST/PRESENT LEAKING PRESENT**

There were indications of leak(s) present on the roof structure in the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. I recommend inquiring with the sellers as they would have the best knowledge pertaining to if the leak(s) are active, and/or if repairs were made to the roof to address this issue. If they can not produce information or invoices for repair, a full evaluation is recommended to be conducted by a qualified roofing contractor with repairs made as needed, if needed.

Recommendation

Contact a qualified roofing professional.



16.6.1 Foundation - WMC

 Significant Defect

**SUBFLOOR / FLOOR STRUCTURE / SUPPORT - MOISTURE STAINING / DAMAGE PRESENT**

There were moisture stains with some areas having varying levels of damage present on the subfloor and/or floor structure. Although the area(s) were not actively/visibly leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise, as I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. A full evaluation of the floor structure is recommended to be performed by a qualified contractor with repairs made to any damage present, and to rectify any leaks that may be found.

Recommendation

Contact a qualified professional.



# 17: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

## Information

<b>Exterior Hardscapes &amp; Flatwork - CSM: Hardscape Cracks Present?</b>	<b>Exterior Walls - CSM: Wall Crack(s) Present?</b>	<b>Foundation Walls - CSM: Foundation Wall Crack(s) Present?</b>
Yes	Not at Visible Portions	Some cracking in stacked stone mortar

### General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

**CSM** - This acronym will be used in areas of this report to shorten the reference for "**Cracking, Settlement, and Movement**".

### Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

**LMT** - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

### Interior Areas - CSM: Indications of CSM Limitations

**LMT** - Interior indications of movement and/or settlement are limited to their visible condition as existing at the time of inspection only. I can not render a professional opinion as to any CSM's severity, cause, current activity, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to the home's history.

Indications of settlement will be reported as either being minor, moderate, or significant as it visually appeared at the time of inspection.

Although indications of CSM's may be listed as being minor or moderate in nature, this observation only applies to the visible appearance at the time of inspection. Furthermore minor or moderate indications of CSM's may have been in the same condition for years with no activity or may be still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any indications of movement or settlement. **Only a structural engineer can offer an opinion on the cause and true severity of CSM's and they should be consulted to acquire more information.**

### Interior Areas - CSM: Cracking, Settlement, and Movement Limitations

**LMT** - Cracking and indications of settlement and movement is reported on by its presence, location, and visual condition as existing at the time of inspection only. I can not render a professional opinion as to the severity, cause, or whether the movement has been recently active. **Only a Structural Engineer can render a judgement on the severity and cause of settlement; movement; thermal expansion; and cracks; and they should be consulted as desired.**

### Interior Areas - CSM: Walls - Cracking / Seams Visible

Crack(s) and/or seams were visible on the walls. This can be caused by expansion and contraction of building materials, or standard settlement. If concerned, have a contractor evaluate for repair.

### Interior Areas - CSM: Ceilings - Cracking / Seams Visible

Crack(s) and/or some seams were visible on the ceiling. This can be caused by expansion and contraction of building materials, or standard settlement. If concerned, have a contractor evaluate for repair.

### Foundation Walls - CSM: Foundation Wall Cracks Information

**LMT** - The visible foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

### Foundation Walls - CSM: Cracking in Parge Coating

Cracks were present in the parge coating with no visible signs of excessive displacement. The foundation blocks are not visible.

\*Recommend sealing to keep moisture and insects out.

\*Not all areas photographed

## Recommendations

### 17.2.1 Exterior Hardscapes & Flatwork - CSM

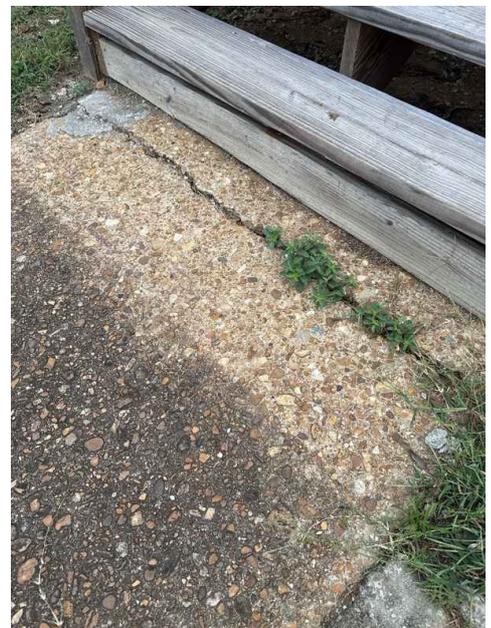
#### **CRACKING - WITH SETTLEMENT / DISPLACEMENT**

Cracking with settlement / displacement was present on the referenced concrete surface(s). Repairs or replacement of the concrete along with repairs to the cause that allowed for the cracking and displacement is recommended to be performed as needed by a concrete contractor.

#### Recommendation

Contact a qualified concrete contractor.

 Marginal Defect



## 17.2.2 Exterior Hardscapes &amp; Flatwork - CSM

**ASPHALT - CRACKING**

There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

## Recommendation

Contact a qualified driveway contractor.



# 18: ENVIRONMENTAL INFORMATION

## Information

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**Odors Present: Odor(s) Present in the Home**

Musty Smell

**Radon: Radon Level Results in 48 Hours**

**Radon: Radon Testing Location**  
Center of Home

### Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

### Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the Standards of practice, these items are not reported on during a home inspection. Any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards. If you are concerned about the potential presence of asbestos, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

### Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead-based. In accordance with the Standards of practice, lead-based paint is not reported on or tested for during a home inspection. If you are concerned about the possible presence of lead-based paint, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.

### Fungal Growth: Potential Fungal Growth and Mold Information

**EXCL** - In accordance with the TN Standards of Practice, reporting on the presence of mold is excluded from a home inspection. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

### Pest / Insect / Wildlife Concerns: WDI-Termite Inspection Recommended

**EXCL** - Inspecting for, and reporting on the presence of any WDI activity (wood destroying insects) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the TN Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a licensed WDI-Termite inspection prior to the end of your inspection contingency period.**

### Rodent / Vermin Concerns: Rodent Information

**EXCL** - In accordance with the TN Standards of Practice, reporting on the presence of rodents is excluded from a home inspection. **If rodents are a concern, you are advised to have a pest inspection conducted by a certified pest inspector prior to the end of your inspection contingency period.**

## Recommendations

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18.1.1 Odors Present

 Marginal Defect

### **AIR QUALITY TESTING RECOMMENDED**

A musty smell was present at the time of inspection. Air quality testing is recommended to be conducted by a qualified fungal growth inspector to determine the absence or presence of spores in the air.

Recommendation

Contact a qualified environmental contractor

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18.5.1 Fungal Growth

 Marginal Defect

**POSSIBLE FUNGAL GROWTH - INTERIOR**

Possible fungal growth was present on portions of the interior. This can be caused by improper or inadequate ventilation, moisture intrusion from the exterior, plumbing leaks, condensation, or a combination of these items. A full evaluation of the attic, interior, and crawlspace to determine the growth's effect on the structure, along with locating the source of the moisture and fungal growth is recommended to be conducted by a qualified contractor. Repairs are recommended to be made by this contractor to any damaged wood present along with repairs to eliminate the source of the fungal growth (elevated moisture/humidity/leak).

Recommendation

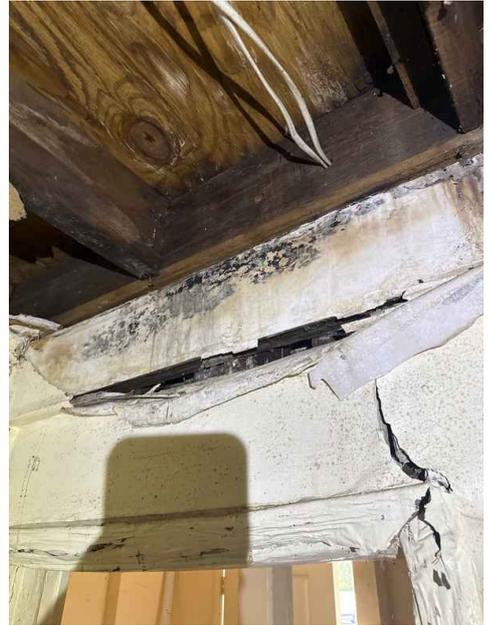
Contact a qualified mold inspection professional.



Unit 1



Unit 1



Unit 1



Unit 1



Unit 2

18.6.1 Pest / Insect / Wildlife Concerns

 Significant Defect

**PRESUMED MUD TUBE ACTIVITY PRESENT**

What appeared to be "mud/shelter tube" activity (either old or active) was present at the referenced area from presumed wood destroying insects. An evaluation of the "mud/shelter tube" activity is recommended to be performed by a pest control company.

If wood-destroying insect activity is present, the possibility of hidden damage exists. An invasive and full evaluation is recommended to be conducted by a qualified contractor to ensure no hidden damage is present.

NOTE: I am not a WDI Professional and only report on presumed WDI activity if visible. I recommend contracting a WDI professional to inspect your home and provide a licensed assessment/treatment if necessary.

Recommendation

Contact a qualified pest control specialist.



18.6.2 Pest / Insect / Wildlife Concerns

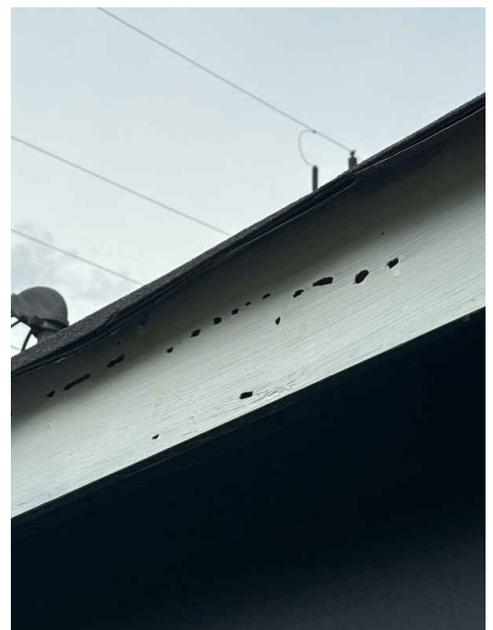
 Marginal Defect

**PRESUMED CARPENTER BEE DAMAGE AND/OR WOODPECKER**

Presumed carpenter bee and/or woodpecker damage was present to the referenced exterior areas. An evaluation of the insect activity is recommended to be conducted by a pest control company to determine the exact source of damage. Repairs to any damage present is recommended to be performed by a qualified contractor as needed.

Recommendation

Contact a qualified pest control specialist.



# 19: FINAL CHECKLIST

## Information

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**Oven/Cooktop Turned Off**

N/A

**Water Fixtures: Never Turned On**

- Water Off

**All GFCI Receptacles Reset?**

N/A

**Refrigerator/Freezer Powered**

N/A

**All Lights Turned Off?**

Yes

**All Exterior Doors Locked?**

Yes

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# STANDARDS OF PRACTICE

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## Inspection Information

### Grounds

In accordance with the Standards of Practice, the home inspector **shall observe**: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Roof

In accordance with the Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

**The home inspector is not required to**: Walk on the roofing, report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Exterior

In accordance with the Standards of Practice **the home inspector shall observe from ground level**: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

**The home inspector is not required to observe**: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Kitchen

In accordance with the Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

**The home inspector is not required to report on**: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Bathroom(s)

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence

of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

**The home inspector is not required to:** Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or inspect the system for proper sizing, design, or use of proper materials.

### Interior Areas

In accordance with the Standards of Practice **the home inspector shall observe:** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**The home inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

### Laundry

In accordance with the Standards of Practice **the inspector will examine and report on the condition of:** the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

**The inspector is not required to:** Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, inspect the plumbing for proper sizing, design, or use of proper materials.

### Heating, Cooling

In accordance with the Standards of Practice **the home inspector shall observe:** the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe:** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system on an annual basis.

### Water Heater

In accordance with the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, inspect the system for proper sizing, design, or use of proper materials.

### Plumbing

In accordance with industry standards, **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

**The home inspector is not required to:** State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Electrical

In accordance with the Standards of Practice, **the home inspector shall observe:** Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe:** Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or underground; and

the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

**The home inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### **Attic, Roof Structure, & Ventilation**

In accordance with the Standards of Practice, **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

**The inspector is not required to:** move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

### **Foundation Area**

In accordance with the Standards of practice, **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation, if applicable.

**The inspector is not required to:** enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the foundation area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

### **Environmental Information**

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information. These items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.

### **Final Checklist**

Final checklist showing the home was left as it was found, and was locked when complete.