SUMMARY

Sample Report , Johnson City , Tennessee 37604
John Doe
March 23, 2025

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Inspector's Comments...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

What more can you do...

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

Thank You,

Michael D. Ray-Inspector

Home Check Inspection Services, LLC.

2.2.1 Sidewalks

SIDEWALK CRACKING

Maintenance Items

FRONT SIDEWALK, BETWEEN DRIVEWAY AND FRONT PORCH

There is some cracking of the home's front sidewalk pavers. Minor cracks are those less than 1/4 of an inch with no displacement. Major cracks are considered those greater than 1/4 inch wide and / or with displacement (raised or lowered edges) around the crack. If cracks are raised (displaced) they could be considered a tripping hazard. Cracking may be due to age or indicate movement in the soil. Upheaval could be caused by tree roots, while sinking areas may be the result of uneven soil settlement.

Continued exposure to rainwater, with water entering cracks, may result in further damage from soil erosion or upheaving of the sidewalk from water freezing. Recommend repairing / patching / sealing and monitoring cracks to help avoid water entry and / or further cracking.

2.2.2 Sidewalks

WALKWAY PAVERS RAISED / DROPPED

Maintenance Items

FRONT WALKWALK

The sidewalk has a few areas where the pavers are raised / dropped, areas where water may pool. The raised edges of the some of the sidewalk's raised pavers may pose a tripping hazard.

dropped / raised pavers with raised edges

low areas where water may pool, raised and dropped pavers

2.4.1 Grading and Drainage

YARD SLOPES TOWARD HOME

Recommended Repairs

BACK YARD OF HOME

The general slope or grade of the soil in areas of the upper back yard is toward the home. This design may direct water not absorbed by the soil toward the home, which may lead to water build up along the home's foundation. Recommend developing and maintaining a soil grade that will direct water away from the home. If the soil drainage way from the home cannot be corrected one may consider the addition of a drainage system (French Drain), if not already in place.

Recommendation
Contact a qualified landscaping contractor

back yard soil grade is negatively sloped towward the home

2.4.2 Grading and Drainage

FLAT / NEGATIVE GRADING

Recommended Repairs

RIGHT SIDE, BACK SIDE

There are areas around the home, on the right side and back side of the home, where the soil grade is flat or negatively sloped toward the home or there are holes in the soil at the base of the home's exterior. On the front and left sides of the home there is a heavy build up of mulch making the soil grade under the mulch difficult to determine.

Water is one of the leading causes of damage to a home. Water infiltration of a foundation wall or structural issues due to hydrostatic pressure or soil heaving or freezing is always possible. To help remove water from the base of the home's foundation the soil around the home should be positively sloped in order to direct water away from the home. A soil grade where the soil is at least 6 inches higher at the home than 10 feet away (5% grade) is recommended.

See Grading Overview Information.

Recommendation
Contact a qualified landscaping contractor


relatively flat soil grade, at base of foundation, right side of home


negative soil grade, water not absorbed by the soil will will drain toward the foundation, back left of home


flat soil grade along foundation, back side of the house, left of the back patio

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2.6.1 Retaining Wall(s)

NO VISIBLE DRAIN SYSTEM

Maintenance Items

BACK SIDE RETAINING WALL

There is no visible drainage system for the back yard retaining wall. Instead the gutter downspout off the detached garage is releasing water behind the wall. A drainage system should be installed around brick, block, rock, or concrete retaining walls to help drain water or release water pressure (hydrostatic pressure) from behind the wall. Normally, a retaining wall drainage system will release water at the front or sides of the retaining wall.

Recommend the wall be evaluated thoroughly for a drainage system. Overtime soil or vegetation my cover drainage ports. If no drainage system is identified the installation of one should be considered to help reduce hydrostatic water pressure and prolong the life of the wall.


back yard retaining wall


garage gutter downspout releasing water on back side of retaining wall


retaining wall slightly leaning, presumably due to soil pressure or hydrostatic (water) pressure

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2.6.2 Retaining Wall(s)

MAJOR DETERIORATION / CRACKING

Maintenance Items

BACK SIDE RETAINING WALL

The retaining wall has visible signs of rock deterioration / displacement. Major displacement would include movement or displacement of block / concrete and / or mortar and cracks in excess of 1/4 of an inch.

All cracks should be mortared / caulked or sealed to prevent water entry and thus further damage from water freezing and expanding, mortar deterioration, etc. Recommend repair to help prevent further damage and help retain the life of the wall.



3.1.1 Exterior, Flashing & Trim

MILDEW/ALGAE

Maintenance Items

LEFT SIDE GABLE SIDING

There are signs of algae and / or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend these areas be washed or cleaned on a regular basis.


Left side gable end

3.10.1 Patio

OPEN CRACK BETWEEN PATIO AND HOME

Maintenance Items

BACK PATIO

The space or crack between the patio and the home has been caulked / sealed but the caulking is cracking in areas. This may allow water entry along the foundation and may cause soil erosion and thus cracking of the patio surface. Additionally, during the winter months, wet soil may freeze and expanding may raise and crack a patio. Caulking or sealing of gaps in the crack's caulking s is recommended.


open areas in the space between the back concrete patio and the brick and mortar cladding


gaps in caulking between back side patio and exterior brick cladding


gaps in caulking in gap between patio and exterior brick cladding

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3.10.2 Patio

PATIO SLAB CRACKING

Maintenance Items

BACK PATIO

There are visible cracks in the patio slab. There is no raised / displacement areas in the concrete around the cracking.

3.11.1 Exterior Doors

TORN / WORN / GAPS IN WEATHER STRIPPING

Maintenance Items

HINGE SIDE OF FRONT ENTRY DOOR CASING

There are areas around the front entry door casing where the weather stripping is not complete or worn.


Front entry, hinge side of door casing, no front door casing weather stripping

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3.11.2 Exterior Doors

LOCK INOPERABLE

Maintenance Items

FRONT ENTRY STORM DOOR

The lock for the back sliding door is not operational. At least for the inspectorl


Inspector was unable to unlock front storm door

3.12.1 Exterior Electrical

EXTERIOR RECEPTACLE NUMBERS

Maintenance Items

NO FRONT ENTRY ELECTRICAL INSPECTOR

Two exterior electrical outlets are the standard; one at the front and one at the back of the home. Both should be GFCI protected. There is no receptacle on the front porch for the front entry There should be a GFCI protected electrical receptacle at the front of the house, because there is access to grade level from the required egress door (front door). If the house has access to the grade level in the rear of the house, then another receptacle is required there too.

Recommendation
Contact a qualified professional.


No exterior electrical receptacle, front of home

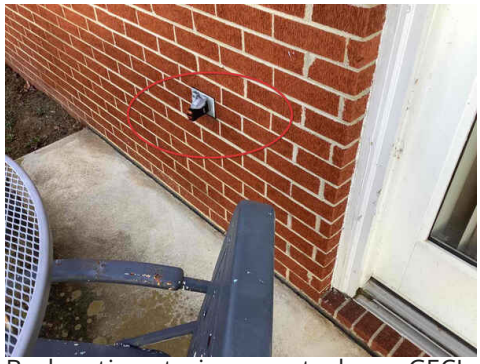
3.12.2 Exterior Electrical

NO GFCI PROTECTION

Major / Safety Issues

All exterior outlets should be Ground Fault Circuit Interrupters (GFCIs). GFCI protection was required in exterior electrical receptacles in 1975. Although homeowners are not required to upgrade their home's each time new codes are approved (every three years). There are certain codes that are for personally safety and these changes will be recommended when needed.
Recommend installing GFCIs on exterior outlets.

Recommendation
Contact a qualified professional.


Back patio exterior receptacle, no GFCI protection

3.12.3 Exterior Electrical

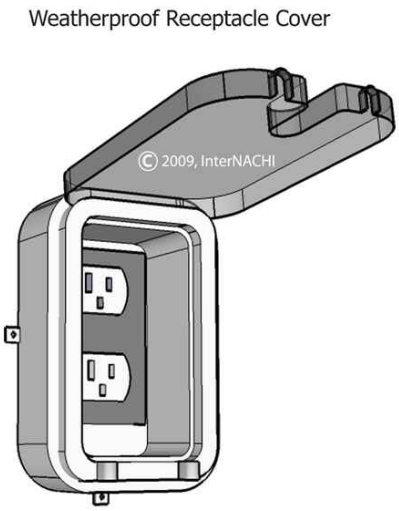
INCORRECT / LACK OF COVERS

Maintenance Items

EXTERIOR ELECTRICAL OUTLETS

Exterior receptacles should be protected from rain / moisture by having a cover that still protects the receptacle when in use. Recommend installing.

Recommendation
Contact a qualified professional.




not recommended cover style

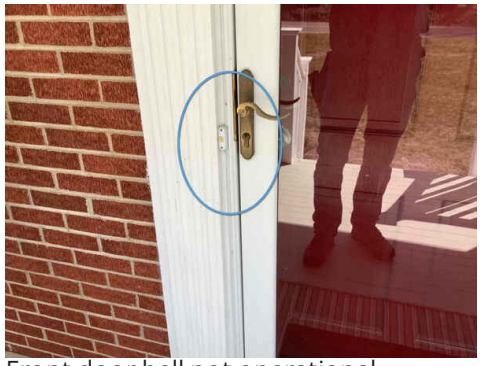
3.16.1 Front Porch

DOOR BELLS

Maintenance Items

FRONT ANDNOT SIDE ENTRIES, DOOR BELLS NOT OPERATIONAL

At the time of the inspection the front and left side entry doorbells were not operational.


Front door bell not operational

3.16.2 Front Porch

CHIPPED / PEELING PAINT

Maintenance Items

FRONT PORCH

There is chipped and peeling paint on the facing boards around the base of the front porch, also on the quarter round trim at the base of from porch covering / railing support posts, and on the front porch steps.


chipped / peeling paint on front porch stairs


chipped / peeling paint on front porch stairs


chipped / peeling paint on porch band board


chipped / peeling paint on porch band board


chipped / peeling paint on wood trim at base of porch railing support posts


chipped / peeling wood trim at base of front porch railing / covering support post

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3.16.3 Front Porch

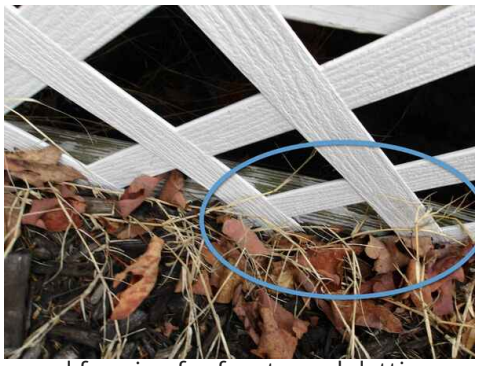
SOIL CONTACT

Maintenance Items

FRAMING FOR FRONT PORCH SKIRTING

The wood framing for the front porch lattice skirting is in soil contact. All wood, even pressure or chemical treated will rot, given enough time.


wood framing for front porch skirting framing in soil contact


wood framing for front porch lattic skirting in soil contact

3.16.4 Front Porch

GENERAL RAILING DAMAGE

Recommended Repairs

FRONT PORCH COMPOSITE RAILINGS

The front porch railing supports are broken / dispatched in areas.


left front top railing connection point broken


top railing to the right of the front step's connection point is broken


right front corner bottom railing support connection is broken

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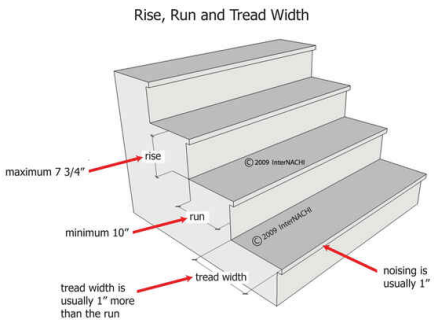
3.16.5 Front Porch

RISER DESIGN DEFICIENCES

Recommended Repairs

FRONT PORCH STAIRS

The front porch stair risers do not meet the recommended safety standards with risers higher than 7 3/4s inches. Step riser heights should be no greater than 7 3/4 inches with no riser height variance between step riser greater than 3/8 inches. Care should be taken until one gets used the step height or variance.



Front porch stair riser 8 inches

Front porch stair riser 9 inches

3.18.1 Side Entry

PORCH SLAB CRACKING

Maintenance Items

BACK PATIO

Concrete patio hairline cracking, no sign of displacement of the concrete around the cracks.

Left side entry concrete slab cracking

3.19.1 Windows

SOME GAPS IN CAULKING AROUND WINDOWS

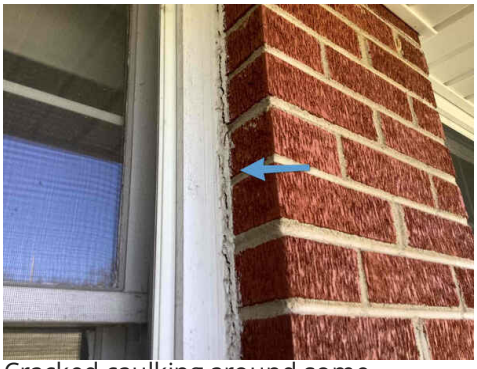
Maintenance Items

The space between the home's windows and the brick exterior cladding has been heavily caulked, however, there are cracks in some of this caulking material. These cracks / gaps may allow water / moisture entry. These areas may also be energy loss points for the home. Recommend caulking / sealing these cracks / openings / spacing.

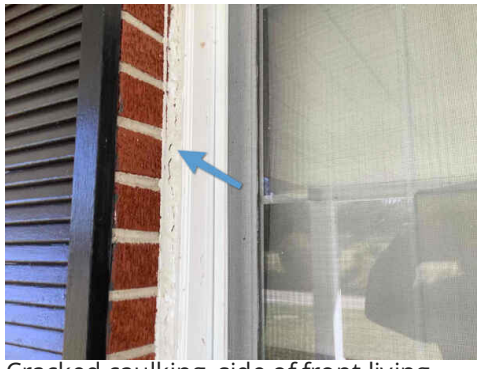

cracking in existing window caulking


crack / gaps in window caulking


cracks in window / cladding caulking


Cracked caulking around some windows, between windows and exterior brick


Cracked caulking, base of front living area window


Cracked caulking, side of front living area window

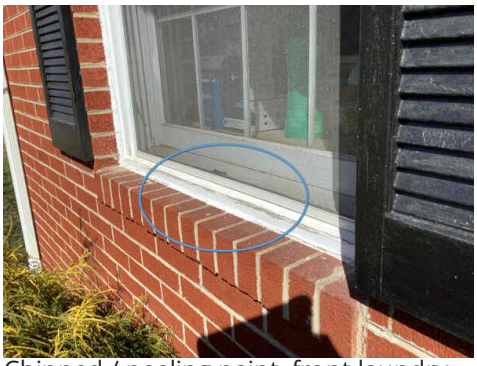
3.19.2 Windows

CHIPPED / PEELING PAINT

Maintenance Items

AT BASE IF SOME WINDOWS, EXTERIOR SIDE

There are some areas with the chipped and peeling paint on the window sashes / trim and / or casing .


Chipped / peeling paint, front laundry room window


Chipped / peeling paint, right front bedroom window

4.4.1 Crawlspace Venting

VENTING NOT ON ALL SIDES

Recommended Repairs

AROUND THE CRAWLSPACE

This home lacks venting on all sides of the home's crawlspace, with no venting on the left side of the home and only one crawlspace vent on the back side of the home. There are six vents on the front side of the home but only 4 are active. Ideally, there should be venting on all sides of the home's crawlspace to facilitate cross ventilation and consistent and complete air flow. It is sometimes impossible due to garage slaps or other structures along the sides of the home. Wherever possible solid cross ventilation is recommended. Crawlspace vents should be within 3 feet of the corners of the home.

When a crawlspace has a solid, properly installed plastic vapor barrier over the soil then one square foot of venting for each 1500 square feet of space is adequate. When no vapor barrier is installed or the vapor barrier is not properly installed to cover all the soil in the crawlspace the one square foot of venting is recommended for each 150 square feet of space. The standard vent is 6 x 12 inches or half a square foot.

Recommendation
Contact a qualified professional.

4.4.2 Crawlspace Venting

SOIL UP AND OVER VENTS

Recommended Repairs

FRONT OF HOME

There is soil and / or mulch up to and / or over some crawlspace venting. This may allow water entry into the crawlspace, where moisture needs to be controlled, as well as block crawlspace air flow. If the crawlspace vent framing is wood any moisture may accelerate wood rot. If soil cannot be pulled back without causing a negative soil grade (allows water to pool or drain toward the foundation) then vent wells are recommended around the vent to allow soil / mulch build up without blocking the vent.


soil / mulch over base of foundation vent, front of home


soil / mulch over base of foundation vent, front of home

4.4.3 Crawlspace Venting

DEBRIS IN VENT WELLS

Maintenance Items

BACK RIGHT FOUNDATION VENT

It is recommened that crawlspace vent wells be clean and free of debris in order to prevent the blockage of air flow through the vents.


vent well blocked with leaf debris, back left of home

4.7.1 Drain Lines

SIGNS OF LEAKING

Major / Safety Issues

DRAIN LINE LEAKS UNDER THE BACK SIDE BATHROOMS

There are signs of plumbing line leaks under the shared bathroom shower and in the ASB drain lines under the bathrooms. Water or water staining of drain lines, water dripping from the lines and / or water pooling on the vapor barrier or the crawlspace soil.

Recommendation
Contact a qualified professional.


Water puddle under drain lines under back bathrooms

4.10.1 Foundation Walls

EFFLORESCENCE

Recommended Repairs

FRONT AND REAR FOUNDATION BLOCK

Efflorescence was noted on the visible foundation walls at the left front, right front, back mid and back right foundation walls in the crawlspace. Efflorescence is the white, powdery deposit / residue that is consistent with moisture intrusion. Overtime, efflorescence can lead to mold growth. Recommend the source of the moisture be identified and corrected.


Right front


Left front


Back side


Back right foundation block

4.10.2 Foundation Walls

HAIR LINE CRACKING

Maintenance Items

UNDER THE RIGHT FRONT CRAWLSPACE VENT

Hairline cracks are typically no cause for concern. These are small, thin cracks that may be found near windows or doors. These cracks could be a relief joint or sometimes they are the result of mortar or concrete shrinkage. It is still never hurts for a specialist to take a look at these cracks to ensure the foundation is stable.


Under right front crawlspace vent

4.10.3 Foundation Walls

STAIR STEP CRACKING

Major / Safety Issues

FRONT FOUNDATION BLOCK TO THE LEFT OF THE FRONT PORCH

Stair-step cracks are a combination of horizontal and vertical cracks, appearing on a foundation wall in the pattern of a sidelong view of a staircase. These kinds of cracks usually occur due to a differential settlement of the house, where a portion of the foundation is straight, and another part shifts up or down. Stair step cracks often occur due to moisture issues, or excess pressure on a certain part of a wall. This could be caused by gutter or downspout or soil drainage issues that are keeping moisture from flowing away from the home's foundation, as it should. Instead, it is pooling and expanding the soil around the base of the home, creating a lot of pressure.

The consequences of stair step cracks depend on where the cracks are formed. If they follow along the mortar joints between cinder blocks then they may simply need to be refilled. However, in other areas, these cracks could be an indication of a significant settlement that needs to be addressed. Stair-step cracks in masonry may also signal an underlying issue, including the potential for foundation issues. These types of cracks are commonly associated with a foundation issue and are a larger concern if they are accompanied by a bulging wall or if the crack measures more than 1/4-inch wide, the size of a quarter. The chance a stair step crack relates to your foundation increases if the crack reaches down the footing of your home towards the foundation. This can signal that a portion of your home is settling faster than other parts. Be mindful of cracks that have been patched several times. It is always recommended that significant stair stepping foundation cracks be evaluated by a professional.

Recommendation

Contact a qualified structural engineer.


Vertical and stair step cracking, front foundation wall, left of front door, displacement of the block around the cracking


Displacement of the block at the soil line and about 4 blocks up

4.10.4 Foundation Walls

BLOCK CRACKING AROUND WATER LINE ENTRY

Maintenance Items

AT WATER LINE ENTRY, LEFT FRONT CORNER OF CRAWLSPACE

There is visible cracking in the foundation block where the main water line enters the crawlspace through the foundation block at the left front corner of the crawlspace.

Slight damage with displacement at water line entry, left front foundation

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4.11.1 HVAC

PLASTIC COATING AROUND HVAC LINES DETERIORATED

Recommended Repairs

PLASTIC COATING ON THE OUTSIDE OF THE HVAC DUCTS / TRUNK LINES

There plastic coating on the outside of the HVAC trunk lines, that holds the insulation in place, is deteriorated and missing in areas. Recommend evaluation and repair.

Recommendation
Contact a qualified professional.

Plastic that secures the duct work insulation is deteriorating

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4.12.1 Insulation

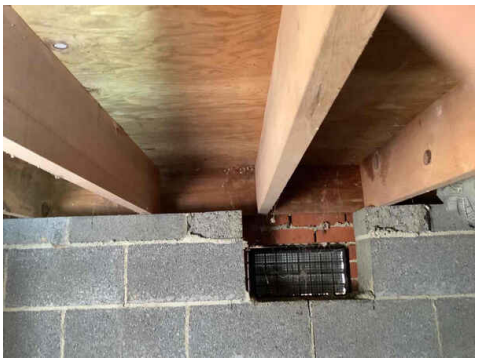
NO INSULATION INSTALLED

Maintenance Items

NO CRAWLSPACE INSULATION BETWEEN FLOOR JOISTS

There is no insulation installed in the crawlspace up against or under the subfloor. For crawlspaces in our area insulation with an insulation value of R-19 is recommended. It should be installed with the paper or Kraft side of the insulation firmly pressed against the subfloor between the floor joists without compressing the insulation. Compressing the insulation reduces the insulation factor.

Recommendation
Contact a qualified professional.



4.13.1 Microbial Growth Present

ON THE CRAWLSPACE STRUCTURE

Recommended Repairs

CRAWLSPACE STRUCTURE

There are signs of a "microbial growth" or a "mold or mildew like substance" on the crawlspace structure: i.e. joists, subfloor, girders, etc. The inspector is not a mold expert, so the term "microbial growth" is purposely used. The exact material identified would need to be confirmed by a professional microbial growth expert.

This "microbial growth substance" is normally the result of excessive moisture or a lack of ventilation in the crawlspace.

Recommendation
Contact a qualified professional.


microbial growth on subfloor


microbial growth on subfloor


microbial growth on floor joists

microbial growth on floor joist


microbial growth on sub floor


microbial growth on sub floor


microbial growth on floor joist


microbial growth on floor joists


microbial growth on floor joists


microbial growth on floor joists

4.13.2 Microbial Growth Present

ON THE HVAC DUCT INSULATION

Recommended Repairs

There are signs of a "microbial growth" like substance on the insulation wrap around the HVAC trunk and flex line insulation. The inspector is not a mold expert so the words "microbial growth" were purposely used. The exact material identified would need to be confirmed by a professional.

This "microbial growth like substance" on HVAC line insulation is normally the result of excessive moisture or a lack of crawlspace venting.

Recommendation
Contact a qualified professional.

mircobial growth on HVAC duct work lines

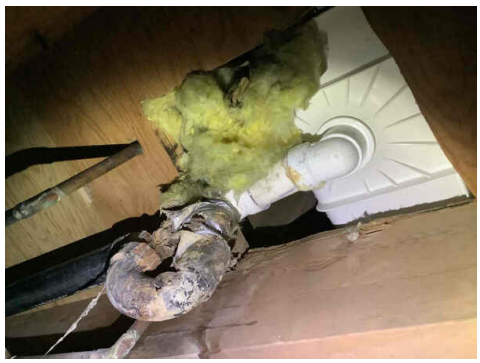
4.15.1 Penetration Sealing

OPENING / GAPS BETWEEN LIVING SPACE AND CRAWLSPACE

Maintenance Items

WHERE BATHROOM DRAIN LINES SPACE THROUGH SUB FLOOR

There is spacing around some sub flooring and items that penetrate the sub floor (wiring / plumbing, etc.) that have not been sealed. All areas that will allow the movement of air between conditioned and unconditioned space will also allow the movement of moisture and odors. These openings will also reduce a home's energy efficiency with warmer air moving toward cooler air. Recommend sealing these areas .



Recommendation
Contact a qualified professional.

4.21.1 Vapor Retarder

IMPROPER INSTALLATION / INCOMPLETE

Recommended Repairs

GAPS IN CRAWLSPACE VAPOR RETARDER

Vapor retarder is improperly installed. This can result in unwanted moisture. Typically, a vapor retarder should be at least 6 mil plastic that completely covers the soil; free of holes and tears; and all seams overlapped at least 6-8 inches and taped / sealed. The vapor retarder should extend up and be secured to foundation walls and support columns. Additionally, the vapor retarded for a manufactured home should no extend out beyond the perimeter of the home and black polyethylene membrane sheeting should be used. Recommend repair or correct installation.

Exposed soil, gaps in plastic vapor retarder

Recommendation
Contact a qualified handyman.

5.1.1 Roofing - Asphalt

SHINGLE OVERHANG EXCESSIVE

Maintenance Items

There are shingles at the edges of the roof line that overhang the roof more than the standard / recommended 3/4s of an inch. These overhanging shingles may be heated by the sun and then bend and break along the edge of the roof line. This may then allow water to drain onto the fascia board or the sheathing edge. Recommend monitoring for possible damage.

Shingle over hang 2 inches plus, back side

5.1.2 Roofing - Asphalt

NO DRIP EDGE PRESENT

Recommended Repairs

There is no visible metal drip edge along the roof edges (eaves) inspected. A metal drip edge should be installed along the roof edges, at both the fascia and the rake boards. The roofing felt or underlayment should be installed over the drip edge at the eaves (fascia) and under the drip edge at the rake boards. Without correct installation the edges of the roof sheathing may be exposed to water that may get between the shingles and the underlayment or splashes up from the gutters or rolls under the shingles onto the edge of the decking.

Drip edge flashing should extend at least 1/4 of an inch below the roof sheathing and extend at least 2 inches onto the roof decking. The edge pieces should overlap at least 2 inches. With the absence of a drip edge, it is recommended that the roof decking at the edges of the roof line be periodically checked for water damage.

If you wish to remedy this a roofing contractor should be consulted.

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No drip edge on edge of roof decking

Recommendation
Contact a qualified roofing professional.

5.1.3 Roofing - Asphalt

MISSING / LOOSE SHINGLE GRANULES

Maintenance Items

There are areas where the shingles are worn and shedding shingle granules or gravel. This is a good indication that the shingle are wearing and may be nearing the end of their life span.


Granules missing, front


Granule wear, front roof line


Granule wear, front roof line


Front porch shingles appear near than the rest of the roof line

---

5.8.1 Guttering

NO GUTTER SCREENS / GUARDS

Maintenance Items

There are no screens or gutter guards installed over the roof's guttering. Gutter screens or guards should be considered where trees overhang the roof or are in the area. Screens or gutter guards will help prevent leaf / tree debris from clogging the gutters or downspouts thus causing water to overflow the gutters and saturating the soil along the home's foundation.

Recommendation
Contact a qualified professional.


No gutter screening


Few area with some leaf debris in gutters

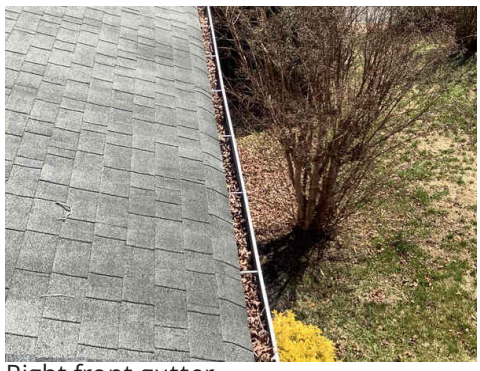
5.8.2 Guttering

DEBRIS IN GUTTERS

Maintenance Items

There is debris accumulated in the gutters. Recommend periodically scheduled cleaning to facilitate water flow and / or the installation of gutter guards to prevent the build up of debris that may clog up the gutters or downspouts.

Recommendation
Contact a qualified handyman.


Right front gutter

5.8.3 Guttering

GUTTER NAILS PULLING AWAY FROM HOUSE / FASCIA BOARDS

Maintenance Items


gutter nails coming loose, right front corner


gutter nail coming loose, back left of home

5.10.1 Chimney

CHIMNEY CROWN CRACKED / DAMAGED

Recommended Repairs

CHIMNEY CROWN

The chimney crown has numerous cracks in its mortar / concrete base. Most cracks have been tared over but the tar is cracking exposing the cracks to water / moisture entry. A properly established chimney cap will move water off the camp while a poorly installed one may allow water to infiltrate the chimney walls, damaging the masonry work. Repairs are recommended.

Recommendation
Contact a qualified professional.


Cracking of chimney crown, cracking of tar used to seal cracks in chimney crown


Cracking of chimney crown, cracking of tar used to seal cracks in chimney crown

---

6.5.1 Heat Pump Package Unit #1

AGING UNIT

Maintenance Items

Per the page unit's data plate the unit was built in 2006, making this unit 19 years old. Generally, the average life-span of a heat pump is about 12-15 years, but an individual units' life-span may vary depending on use and maintenance. Newer units will last longer. Although fully functional at the time of the inspection the unit is aging. Recommend qualified HVAC tech fully test system, monitor for proper function and replace as needed.

Recommendation
Contact a qualified HVAC professional.

7.3.1 Service Entrance Conductors

SPLICE INSULATORS

Major / Safety Issues

LEFT SIDE SERVICE MAST SPLICE

The insulation that should be covering the splices between the Service / Utility Drop and the Service Entry Cables are missing or they are gaps in the insulation with exposed splices. There should be no exposed conductors at the splice. This is a safety issue and should be addressed by the utility company.

Recommendation
Contact your local utility company


insulation missing on service splices

7.7.1 Main Service Panel

PANEL INSTALLATION (LOCATION AND CLEARANCES)

Recommended Repairs

LEFT SIDE LAUNDRY ROOM SERVICE PANEL

This panel does not meet standard service installation requirements. To be NEC compliant:

- A service panel is not to be located in bathrooms, clothes closets, small storage rooms, cubbies or under stairs with less than 6 foot 5 inches of clearance, or in pantries, greenhouses, behind large appliances or equipment, and in any place not easily accessible.
- **A service panel is to be located at least 4 feet above the floor with the center grip handle of the highest circuit breaker no more than 6'7" high.**
- The clearance around the electric panel must be at least 30 inches wide but does not need to be centered in this space, with 3 feet of front workable space.
- The panel door must open at a 90-degree angle.
- The service panel must be accessible which means that it cannot be in any space blocked by large appliances and cannot be in any area too small to walk into and access.
- The service panel must be installed away from flammable materials.

Although an older existing electrical panel may not be required to meet current NEC requirements it is noted as a deficiency, per current NEC standards.

Recommendation
Contact a qualified electrical contractor.

Highest circuit breaker in the panel is 6'11" above the floor

---

7.7.2 Main Service Panel

CONDUCTORS NOT PROPERLY SECURED

Maintenance Items

The wires / conductors above and round the panel should be secured every four feet and within 12 inches of the main panel box.

Recommendation
Contact a qualified electrical contractor.

7.7.3 Main Service Panel

NO ARCH FAULT BREAKERS

Recommended Repairs

There are no Arch Fault Breakers in the main service panel. Although not required by the NEC in bedrooms until 1999 and generally until 2008, ARC Fault breakers are recommended in all panels for a dining room, all bedrooms, hallways, sunrooms, closets and living rooms.

An AFCI (Arc Fault Circuit Interrupter) Breaker is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. It recognizes arcing and deenergizes the circuit when an arc-fault is detected. The objective of an AFCI is to protect the circuit in a manner that will reduce its chances of being a source of an electrical fire.

As a general rule Arc Fault Circuit Interrupters (AFCI) are not inspected if the home is occupied. In other words, they are not tested. The testing / turning off of these breakers will / may shut off power to personal electronic devices which may cause the loss of personal data or disrupt the programming of some appliances.

Recommendation
Contact a qualified electrical contractor.

7.7.4 Main Service Panel

MULTIPLE BREAKER BRANDS IN USE

Major / Safety Issues

LAUNDRY ROOM SERVICE PANEL

Normally, only the breaker brand that corresponds with the panel brand should be used in an electrical panel. There are individual cases where differing breaker brands will fit in other breaker brand panels. However, a breaker is only tested in the panel they are branded for. Since these non-panel brand breakers have not been tested for this panel brand, it is recommended that a licensed electrician be consulted, and their recommendations for corrections, if necessary, be considered.

GE and Siemens breakers in an I-T-E panel

Recommendation
Contact a qualified electrical contractor.

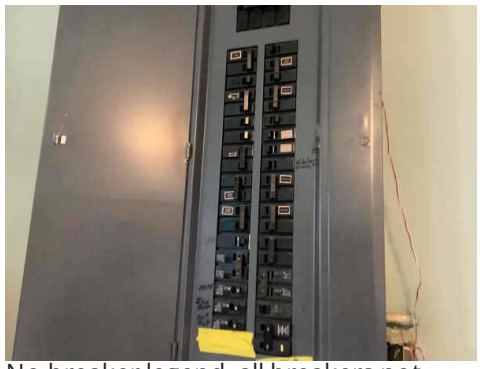
7.7.5 Main Service Panel

INCOMPLETE OR MISSING DIRECTORY

Recommended Repairs

LAUNDRY ROOM SERVICE PANEL

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


No breaker legend, all breakers not labeled

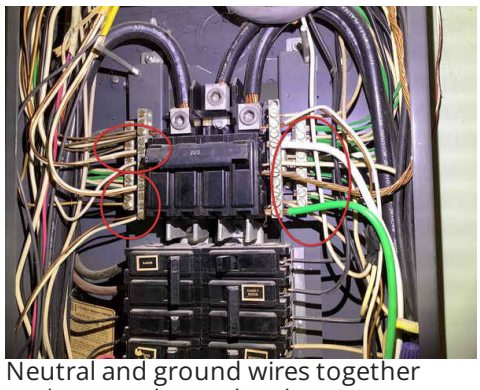
7.7.6 Main Service Panel

NEUTRALS AND GROUNDS TOGETHER

Major / Safety Issues

LAUNDRY ROOM SERVICE PANEL

In a service panel grounded conductors (white wires) and grounding conductors (bare wires) are to be separated where secured to the neutral / ground bus bar. In this panel there are neutral and ground wires together, under the same screw, on the bus bar. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductors are under the same terminal, this cannot be accomplished. This needs to be evaluated and corrected, if deemed necessary, by a licensed electrician.


Neutral and ground wires together under same lug on bus bar

Recommendation
Contact a qualified electrical contractor.

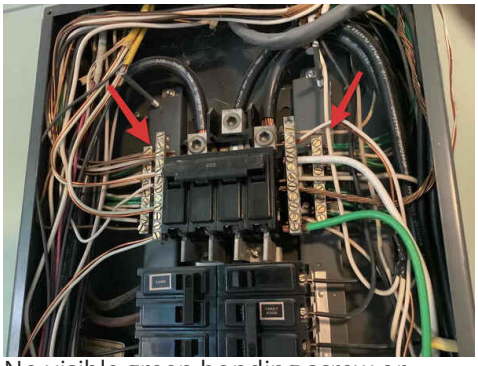
7.7.7 Main Service Panel

BUS BAR BONDING SCREW / STRAP NOT VISIBLE

Major / Safety Issues

LAUNDRY ROOM SERVICE PANEL

There is no visible GREEN bonding screw to verify the grounding of the neutral / ground bus bars to the panel. Nor is there a visible bonding strap between the neutral / ground bus bar and the panel. Bonding ensures that any electricity that is imposed onto any metal parts of the electrical system is safely transferred to the grounded conductor, and in the case of a fault condition, allows the over-current protection device to activate properly. Recommend evaluation by a licensed electrician and correction if deemed necessary.



No visible green bonding screw or bonding strap tiring the neutral / ground bus bar to the panel

Recommendation
Contact a qualified electrical contractor.

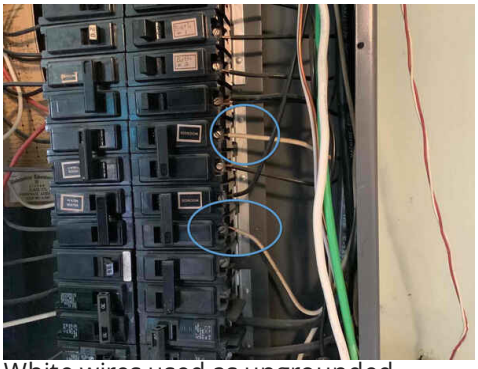
7.7.8 Main Service Panel

WHITE WIRE NOT LABELED / INCORRECTLY LABELED

Maintenance Items

LAUNDRY ROOM SERVICE PANEL

Double-pole breakers have two hot wires that are connected to the breaker. When a white conductor, which is normally used as neutral wiring, is used as one of the hot wires it must be recoded or labeled to black or red at both ends of the wire. This can be done by marking the wire with black or red tape or a marker. If this wire is not recoded or relabeled or if "green" tape is used as a relabeling means it is improperly labeled and needs to be addressed. Recommend evaluation by a licensed electrician.



White wires used as ungrounded conductors not properly labeled

Recommendation
Contact a qualified professional.

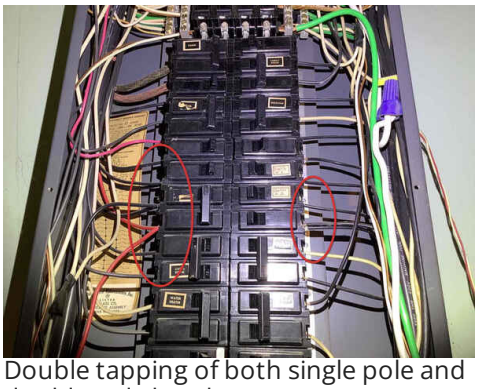
7.7.9 Main Service Panel

DOUBLE TAPPING

Major / Safety Issues

LAUNDRY ROOM SERVICE PANEL

A double tap occurs when two ungrounded conductors are connected to a single circuit breaker that is only engineered to accept one wire. This is a defect because two wires on a single breaker may not be properly tightened to the breaker and loose wires have the potential to cause overheating and arcing. And single pole breakers, unless designed for such, are not tested for 2 wires. Double taps are a fire hazard. "Square D" and "Cutler Hammer" are two panel manufacturers that make breakers rated to accept two wires.



Double tapping of both single pole and double pole breakers

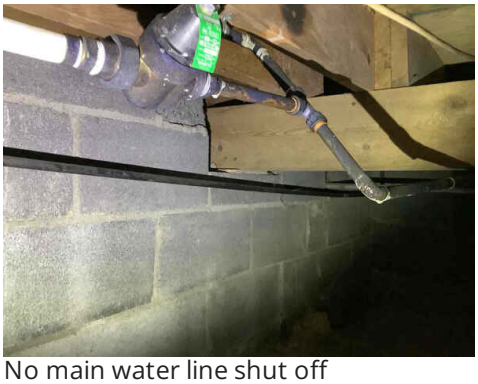
Recommendation
Contact a qualified electrical contractor.

8.4.1 Main Water Shut-Off

MAIN WATER SHUT OFF NOT LOCATED

Recommended Repairs

The home's main water shut off valve was not located. Recommend contacting the home's current owner to determine the location and condition of the shut off.


No main water line shut off

8.5.1 Water Supply / Distribution Systems

CORROSION IDENTIFIED

Recommended Repairs

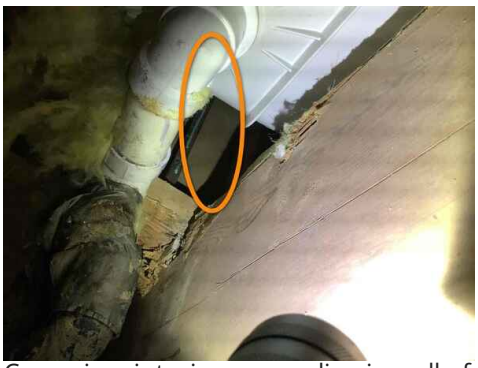
CRAWLSPACE COPPER WATER DISTRIBUTION LINES

Although no leaking was identified there are signs of corrosion on numerous water supply lines, as visible in the basement and crawlspace.

Recommendation
Contact a qualified professional.







Corrosion, interior copper line in wall of bathroom

8.5.2 Water Supply / Distribution Systems

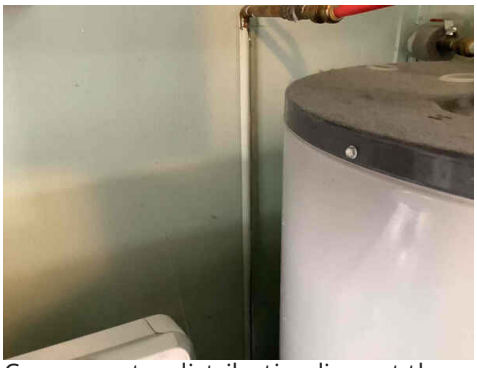
SIZE OF SUPPLY LINES

Recommended Repairs

CRAWLSPACE WATER SUPPLY LINES, 1/2 INCH

The visible water copper and PEX distribution lines are sized less than the required 3/4 inch piping, the standard size for water distribution lines. The risers that come off the main line to the individual appliances / faucets can be 1/2 inch piping for a short run. The smaller distribution lines may reduce water flow to individual faucets.

Recommendation
Contact a qualified professional.


Copper water distribution lines at the water heater are 1/2 inch copper lines, versus 3/4 inch lines

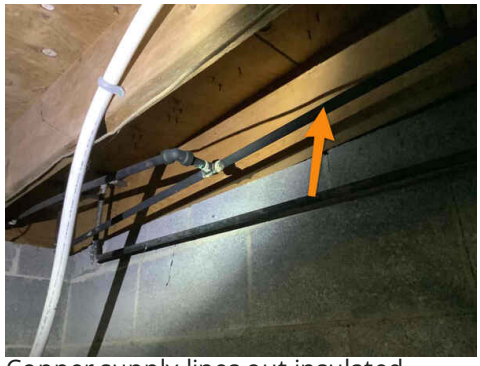

1/2 copper supply lines in crawlspace

8.5.3 Water Supply / Distribution Systems

NO INSULATION COVERING OVER WATER LINES

Recommended Repairs

CRAWLSPACE
Recommendation
Contact a qualified professional.


Copper supply lines out insulated

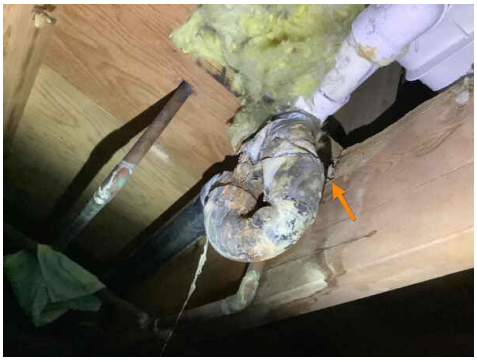
8.6.1 Drain, Waste, & Vent Systems

LEAKING DRAIN LINES

Major / Safety Issues

UNDER SHARED BATHROOM

A drain / waste line / pipe was leaking. Recommend a qualified plumber evaluate and repair.




Water on vapor retarder under plumbing leak

8.7.1 Hot Water System

AGE AWARENESS

Maintenance Items

13 years

This water heater is near or exceeds a water heaters normal life expectancy in years, per the manufacturer. Recommend monitoring.

Recommendation
Contact a qualified plumbing contractor.

8.7.2 Hot Water System

NO EXPANSION TANK

Maintenance Items

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

Recommendation
Contact a qualified plumbing contractor.

No expansion tank on cold water line

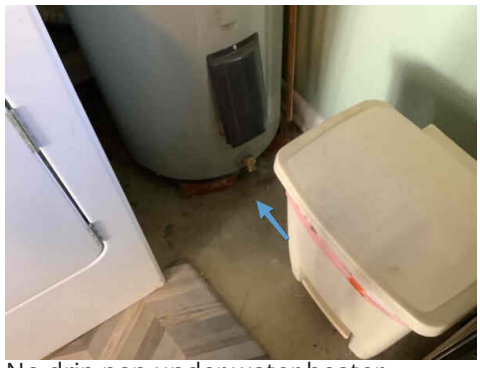
8.7.3 Hot Water System

NO DRIP PAN

Maintenance Items

There is no drip pan under the water heater. If a water heater is located inside a living area on a floor that may be damaged by water then a pan under the water tank is recommended. The catch / drip pan should be plumbed to release water to a safe location to avoid damaging floors. If a drain line is not possible a float sensor with a water alarm sensor is recommended in the catch pan.

Recommendation
Contact a qualified plumbing contractor.

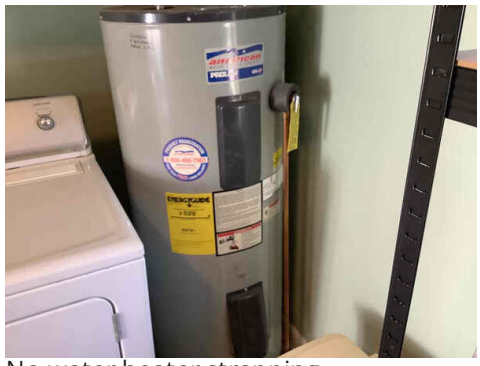

No drip pan under water heater

8.7.4 Hot Water System

NO STRAPPING

Maintenance Items

Tennessee is in seismic area. For this reason it is suggested that a water heater be strapped to a wall. Two straps are suggested, one each in the top and bottom one third of the tank.


No water heater strapping

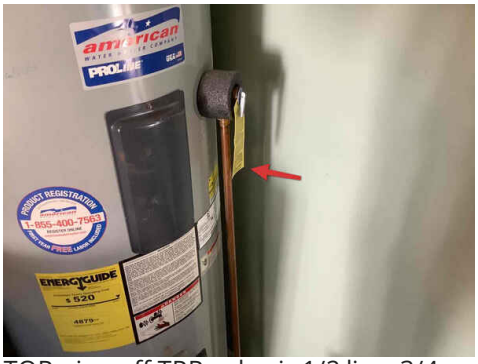
8.7.5 Hot Water System

TPR PIPE REDUCTION IN SIZE

Major / Safety Issues

The water heater TPR pipe is reduced in size. This pipe should be 3/4 in diameter with no reductions in size. It should not be threaded at the bottom of the line or the end capped. It should end within 6 inches of the floor.

Recommendation
Contact a qualified professional.



TOR pipe off TPR valve is 1/2 line, 3/4 inch line is required

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10.6.1 Electrical

NO GFCI PROTECTION

Major / Safety Issues

DETACHED GARAGE

Ground Fault Circuit Interrupter (GFCI) protection is required on all 120 volt receptacles in garages build after 1978 or when there have been electrical updates to the home. The NEC does not require electrical updates every time changes / updates are released (every three years). However, GFCIs are noted as absent by the inspector regardless of the date the home was built, and their installation is recommended if absent. This is for the home's occupant's personal protection.

Recommendation
Contact a qualified electrical contractor.



No GFCI protection

10.7.1 Floor

MINOR / COMMON CRACKING

Maintenance Items

There is visible minor / common cracking of the garage slab. Unfortunately, it is said that "all concrete cracks, it is just a matter of time". There is no sign of displacement (either up or down, or sideways) around the cracking. Recommend patching and sealing.

10.8.1 Metal Roof

METAL ROOF DAMAGE

Recommended Repairs

DETACHED GARAGE ROOF LINE

The metal roof for the back left detached garage is metal. This roof has various degrees of chipped / peeling paint, rust and general damage.


chipped / peeling paint, rust


rust, chipped / peeling paint


rust / chipped-peeling paint


rust, chipped / peeling paint

10.11.1 Windows

CRACKED / BROKEN GLASS

Recommended Repairs

BACK OF DETACHED GARAGE

There is a broken glass window pane on the back side of the garage.


broken window pane, back side of detached garage

10.13.1 Exterior

DAMAGED SIDING

Maintenance Items

WOOD SIDING

The wood siding around the detached garages has varing degrees of chipped and peeling paint.




detached garage exterior wood siding, chipped / peeling paint


11.7.1 Chimney / Chimney Area Condition

WATER STAIN ON CHIMNEY FRAMING / ROOF SHEATHING

Recommended Repairs

ATTIC, CHIMNEY

There is a sign of water (stain or damage) to the roof sheathing by the chimney.

Recommendation
Contact a qualified professional.


water staining on roof decking around chimney


water staining on roof deck at uphill side of chimney


water staining on roof decking on side of chimney

15.1.1 General

DAMPER NOT OPERATIONAL

Recommended Repairs

FIREPLACE

The dampner at the top of the firebox is heavily rusted and inoperable. When test pieces of metal dampner flacked off and the dampner because dislodged. This damper is not operational and in need of replacement.

Recommendation
Contact a qualified professional.

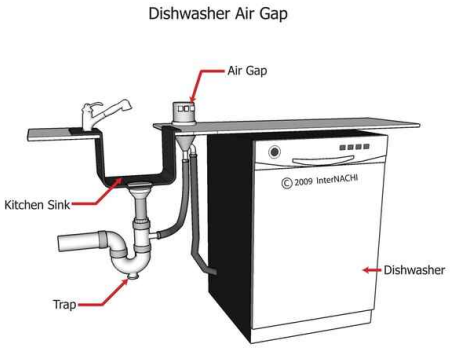
Firebox damper is rusted and non operational

16.2.1 Sinks

ABSENCE OF DRAIN LINE HIGH LOOP OR AIR GAP

Recommended Repairs

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



No high loop in dishwasher drain line

16.4.1 Dishwasher

NOT FULLY SECURED

Maintenance Items

The dishwasher is loose / not fully secured to the base or underside of the countertop. Recommend doing so.

Dishwasher not secured to the underside of the countertop

16.16.1 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION

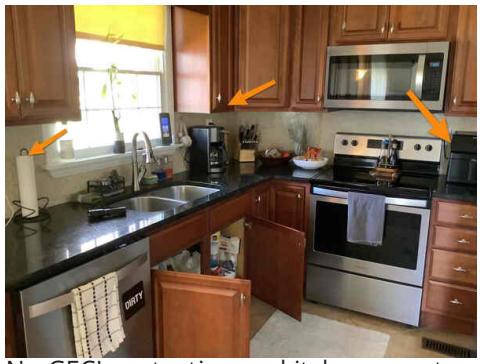
Major / Safety Issues

KITCHEN COUNTERTOP ELECTRICAL RECEPTACLES

Receptacles in the kitchen were first required to be GFCI-protected by the 1987 edition of the National Electrical Code (NEC), and initially only for counter receptacles within 6 feet of a sink. That was expanded to include all kitchen countertop receptacles with the 1996 NEC. As of the adoption in 2002 by the NEC, all kitchen receptacles installed in new construction are required to be GFCI protected. Although the NEC does not require existing home's be ungraded each time a code is updated or changed, the installation of GFCI receptacles in kitchen receptacles is recommended for personal protection.

Recommendation

Contact a qualified professional.



No GFCI protection on kitchen counter top receptacles

16.16.2 Lighting Fixtures, Switches & Receptacles

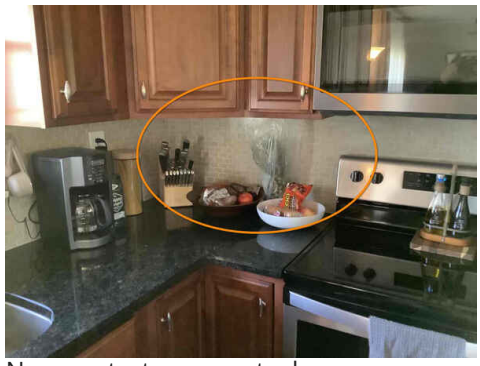
Recommended Repairs

INADEQUATE NUMBER OF COUNTERTOP RECEPTACLES

NO COUNTER TOP RECEPTACLE LEFT OF THE STOVE

By today's standards, all countertop spaces wider than 12 inches should have an outlet. The maximum distance between outlets should be no more than 4 feet. need outlets. They should be located every four feet, 2 feet from countertop ends, 2 feet from breaks in the countertops and within 2 feet from the kitchen sink,

Recommendation
Contact a qualified electrical contractor.


No countertop receptacle

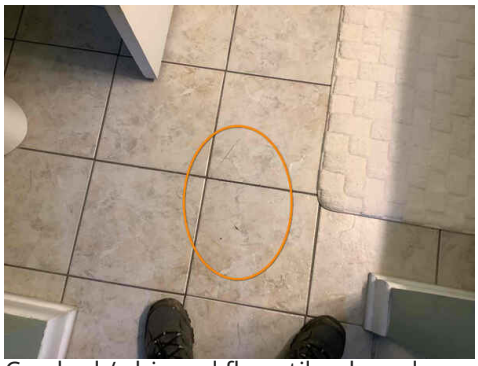
17.5.1 Floors

Recommended Repairs

CRACKED / MISSING TILES

BOTH BATHROOM FLOORS
Recommendation
Contact a qualified professional.


Cracked tile, side of toilet


Cracked / chipped floor tile, shared bathroom

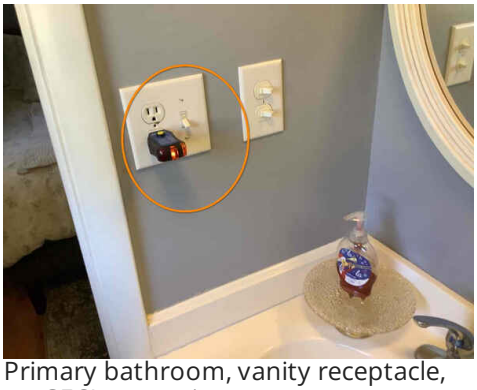
17.7.1 Lighting Fixtures, Switches & Receptacles

Recommended Repairs

NO GFCI PROTECTION

BOTH BATHROOM VANITY RECEPTACLES

As of 1975 GFCI (Ground Fault Circuit Interrupter) protection is required on all bathroom outlets, and 1987 for kitchen outlets within 6 feet of water. Although the NEC doesn't require updates each time a new code is established GFCI protection can save lives. Recommend GFCIs be installed where currently required.


Primary bathroom, vanity receptacle, no GFCI protection


No GFCI protection, hallway shared bathroom

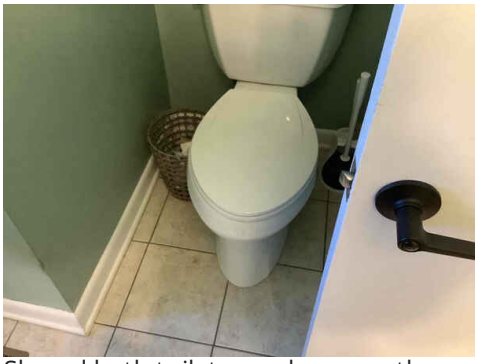
17.11.1 Toilet

NOT FULLY SECURE TO THE FLOOR

Recommended Repairs

SHARED BATHROOM

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



Shared bath toilet, very loose on the floor

17.12.1 Tub or Tub / Shower Combined

MISSING / CRACKED CAULKING OR GROUT

Maintenance Items

TOP OF SHARED BATHROOM SHOWER ENCLOSURE

The noted areas around the tub/shower have missing and or cracked caulk or grout. It is recommended to keep these areas caulked to prevent moisture intrusion and damage to the drywall, framing around the shower and to the subfloor or or trim.

No caulking above shared bathroom shower enclosure

18.4.1 Smoke Detectors

NO SMOKE DETECTOR

Major / Safety Issues

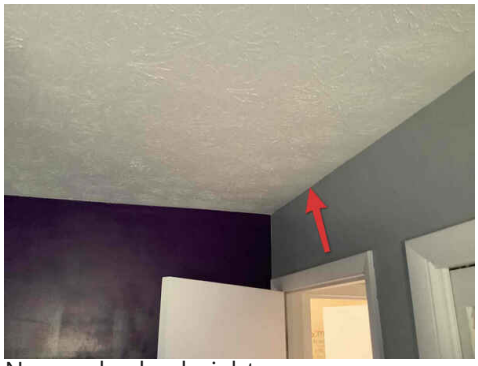
NO BEDROOM SMOKE DETECTORS

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

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

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

No smoke, right front



No smoke, back right

No smoke, mid front

18.8.1 Emergency Egress

IMPROPERLY SIZED EMERGENCY EGRESS WINDOW

Major / Safety Issues

BACK RIGHT (PRIMARY) BEDROOM

Bedrooms must have a means of egress other than the room's interior entry door so that occupants can exit and rescue specialists can enter. This egress could be an exterior door, a sliding glass door or a window. If a window, the base of the window should not be more than 44" above the finished floor. The window must easily open and the open area must be at least 24 inches high by 20 inches wide. Additionally, the minimum opening area of the egress window should be 5.0 sq. feet for window at grade level and 5.7 square feet for any bedroom window for a second floor or higher bedroom. This also applies to basement and attic bedrooms.

Recommendation

Contact a qualified professional.

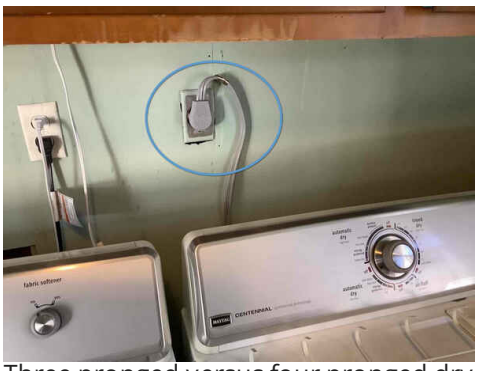
Largest window in primary bedroom, 15x35 inches, 3.7 sq.ft.

19.5.1 Lighting Fixtures, Switches & Receptacles

DRYER RECEPTACLE NOT UPDATED

Maintenance Items

The electric dryer is an older three pronged ungrounded receptacle. For safety reasons recommend a four pronged, updated, receptacle.



Three pronged versus four pronged dry plug / receptacle