HOME CHECK INSPECTION SERVICES, LLC.
(423) 791-1264
homecheckinspect@comcast.net
https://www.homecheckinspect.net

INSPECTION REPORT COPY

Sample Report
Johnson City , Tennessee 37604

John Doe
MARCH 23, 2025

Inspector
Michael Ray

Tennessee Licensed Home Inspector. Internachi Certified. Radon Testing. Thermal Imaging. Energy Audits. Tennessee Licensed Building Contractor. Certified Building Performance Analyst.
(423) 791-1264
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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.

SUMMARY

MAINTENANCE ITEMS

RECOMMENDED REPAIRS

MAJOR / SAFETY ISSUES

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Thank You,

Michael D. Ray-Inspector

Home Check Inspection Services, LLC.

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7.6.5 Electrical System - Main Service Panel: Incomplete or Missing Directory
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1: GENERAL

Information

Inspection Standards: Inspection Parameters

Home Check Inspection Services conducts Home Inspections in accordance with the State of Tennessee's Home Inspection Standards of Practices. Any items, areas, or components, etc. inspected or comments made by the inspector that go beyond these Standards of Practices are done as a courtesy and may or may not be all inclusive. Any item of interest or condition **that would be considered a defect or deficiency will be so noted in the "Deficiency"** category as either a **"Information or Maintenance Item"**, **"Repair Recommendation"** or **"Major / Safety Issue"**. 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.*** If unable to fully inspect an area it will be so noted.

The home inspection does not specifically address environmental hazards, including: lead-based paint; radon (unless specifically requested by the client); asbestos; cockroaches; rodents; pesticides; treated lumber; fungus; mercury; carbon monoxide; or other similar environmental hazards. However, if some of the above mentioned items are identified during the inspection they may be noted. Additionally, the inspection does not address subterranean systems or system components (operational or nonoperational), including: sewage disposal; water supply; or fuel storage or delivery.

Inspection Standards: Visual Limitations

When a home is furnished there will be visual inspection limitations. Without moving furniture, stored items, etc., the inspector will do their best to inspect these areas.

Exterior Views: Exterior Views Of Home

All references to the location of an exterior item or system or component are based on the cover photo of this report being the front of the home.


Front of home


right side of home


back right corner


back of home


back left of home


left side of home

Inspection Conditions: Start / Finish Times
Start 11 am, Finish 3:30 pm

Inspection Conditions: Building Type
Single Family, Detached Garage, No Carport

Inspection Conditions: Year Built
Per the MLS listing or Zillow the home was constructed in 1967.

Inspection Conditions: Occupancy
Furnished, Occupied

Inspection Conditions: Utilities
Electric On, Water On

Inspection Conditions: Weather Conditions
Sunny, Temperature range, 45 to 72 degrees F.

Inspection Conditions: In Attendance
Client, Home Inspector, Pest Inspector, Septic Tank Inspector

2: GROUNDS

Information

Sidewalks: Sidewalk Material

Pavers

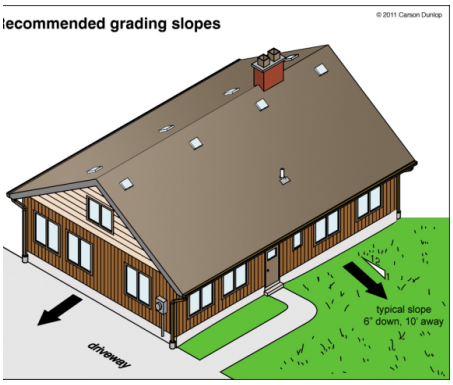
front walkway, pavers

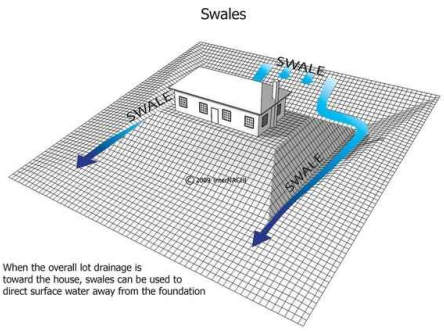
Grading and Drainage: Grading Overview

It is important that the grading around a home be positively sloped so water flows away from, not toward the home. This comes from having a soil drop, from the foundation outward, with at least a 6 - 8 inch drop over a 10 foot run, (a 5% positive grade). Flat areas or negatively sloped areas around the home will allow water to pool and saturate the soil. Overtime this may have an adverse impact on both the home's foundation and the exterior cladding.

If soil is added to achieve the proper grade, then care should be taken to leave at least 8 inches of space between the soil and home's exterior cladding. If a positive grade cannot be achieved a drainage system or swale should be used to divert rainwater runoff away from the home.

Since soil conditions can deteriorate quickly from heavy rain it is suggested that the homeowner periodically walk the exterior looking for deteriorated grading and make timely corrections as needed.





Retaining Wall(s): When Inspected

Normally and per the State of Tennessee's Standards of Practices only retaining walls that are close enough to a home that their failure would negatively impact the home or garage are inspected. If other retaining walls are inspected it is done as a courtesy and the findings may not be all inclusive.

Retaining Wall(s): Wall Material

Rock, Rock and Mortar, Loose Rock Cap Stones

retaining wall, right side of detached garage

Limitations

Grading and Drainage

GRADING NOT VISIBLE - GROUND COVER

There are areas around the home where the soil is not visible due to a thick layer of mulch. Recommend periodically inspecting these areas to ensure that excessive rainwater flows away from, not toward the home.

thick layer of mulch, soil grade is not visible, left side of home

thick layer of mulch, soil grade is not visible, left front of home

thick layer of mulch, soil grade is not visible, right of front porch

thick layer of mulch, soil grade is not visible, right front of home

Observations

2.2.1 Sidewalks

Maintenance Items

SIDEWALK CRACKING

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

Maintenance Items

WALKWAY PAVERS RAISED / DROPPED

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

Recommended Repairs

YARD SLOPES TOWARD HOME

BACK YARD OF HOME

back yard soil grade is negatively sloped towward the 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

2.4.2 Grading and Drainage

Recommended Repairs

FLAT / NEGATIVE GRADING

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

2.6.1 Retaining Wall(s)

Maintenance Items

NO VISIBLE DRAIN SYSTEM

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

2.6.2 Retaining Wall(s)

Maintenance Items

MAJOR DETERIORATION / CRACKING

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: EXTERIOR OF HOME

Information

Exterior, Flashing & Trim: Exterior Cladding Inspection

The inspector will report any identifiable damage or cracking of the home's exterior walls or cladding. The inspector's interpretations or opinions as to the condition, severity, or causes, are based upon education and experience and are the inspector's opinion. A more exact interpretation of the cause and / or severity of issues of this nature can be made only by a qualified contractor or structural engineer.

Exterior, Flashing & Trim: Home's Exterior Covering

Brick and Mortar, Vinyl

brick / mortar and vinyl

Exterior, Flashing & Trim: Weep Holes Present

There are weep holes visible in the home's exterior brick mortar. Typically, builders place weep holes at the bottom of brick exterior wall in the brick mortar every 24 to 36 inches. Brick weep holes, also know as brick breather holes or brick weeps, are small openings intentionally create to help protect the building against damage caused by the build up of moisture inside the wall cavity. They look like vertical gaps in the mortar joints between bricks. As gravity pulls water down to the bottom of the wall, the weep holes allow water to exit just above the foundation. One should adequately maintain weep holes to ensure they properly function.

One should never paint, seal, or caulk over weep holes. Filled weep holes trap water and moisture and can cause damage a home's structure.

...keep plants at least 18 inches away from weep holes.

...clear debris or dirt from the weep holes.

no weep holes in brick mortar

Brick And Mortar Cladding, Flashing & Trim : Exterior Cladding Inspection

The inspector will report any visibly identifiable damage or cracking or missing areas of the home's exterior walls or cladding. The inspector's interpretations or opinions as to the condition, severity, or causes, are based upon education and experience and are the inspector's opinion. A more exact interpretation of the cause and / or severity of issues of this nature can be made only by a qualified contractor or structural engineer.

Vinyl Cladding, Flashing & Trim: Exterior Cladding Inspection

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EIFS Cladding, Flashing and Trim : Exterior Cladding Inspection

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Fiber Cement Board Exterior, Flashing & Trim: Exterior Cladding Inspection

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Wood Siding Cladding, Flashing & Trim: Exterior Cladding Inspection

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Patio: Style

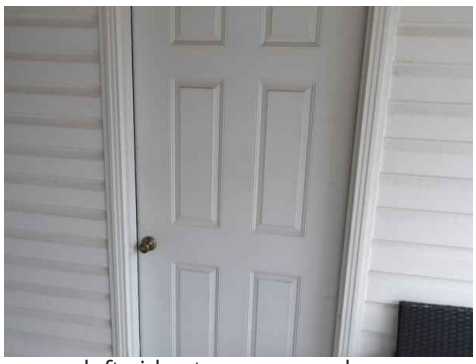
Concrete, Uncovered

back concrete patio

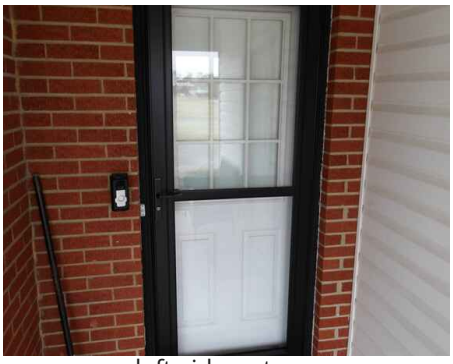
back concrete patio

Exterior Doors: Pictures


front entry


left side storage area door


back patio entrance


left side entry

Exterior Electrical : GFCI receptacle information

A GFCI receptacle constantly monitors an electrical circuit. If it detects even a slight flow of electricity to a grounded item, it immediately shuts off the flow of electricity. This protects people from electrocution. It is particularly important to protect people where they could come in contact with exposed grounded items such as plumbing fixtures. The 1973 NEC (National Electric Code) required Ground Fault Circuit Interrupters (GFCIs) for outdoor receptacles. The NEC does not require homes be ungraded according to code each time new NEC standards are released, every 3 years, unless the electrical system has been modified. Protection can be provide at the specific outlet or upstream of the outlet using a receptacle or dead front GFCI device or at the GFCI branch or feeder breaker.

When a home inspector suggests upgrading certain receptacles to GFCK receptacles, it is done so with your safety in mind.

Front Porch: Porch Pictures


front porch entry


right side of front porch


front porch side railing


front porch frontal view


left side of front porch


front porch covering

Side Entry: Porch Pictures


left side entry


left side entry

Side Entry: Concrete Slab Porch Information

Slab porches are inspected with a focus on damage and significant defects. Unless noted in this report no reportable deficiencies were visibly at the time of the inspection.

Windows: Window Type

Screens, Wood double panes


double pane wood windows with screens


double pane wood windows with screens


Double pane wood windows with screens

Observations

3.1.1 Exterior, Flashing & Trim

Maintenance Items

MILDEW/ALGAE

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

Maintenance Items

OPEN CRACK BETWEEN PATIO AND HOME

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

3.10.2 Patio

Maintenance Items

PATIO SLAB CRACKING

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

Maintenance Items

TORN / WORN / GAPS IN WEATHER STRIPPING

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

3.11.2 Exterior Doors

Maintenance Items

LOCK INOPERABLE

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

Maintenance Items

EXTERIOR RECEPTACLE NUMBERS

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

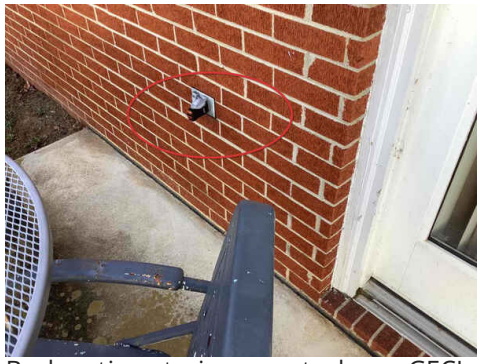
Major / Safety Issues

NO GFCI PROTECTION

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

Maintenance Items

INCORRECT / LACK OF COVERS

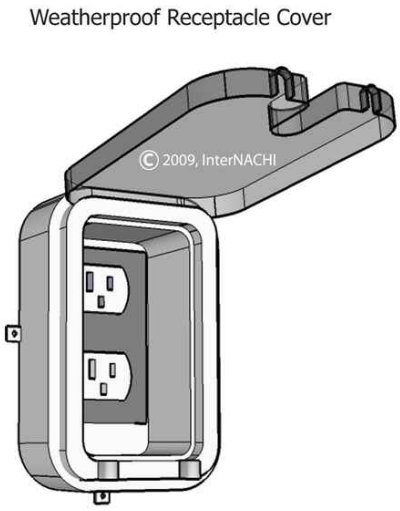
EXTERIOR ELECTRICAL OUTLETS

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



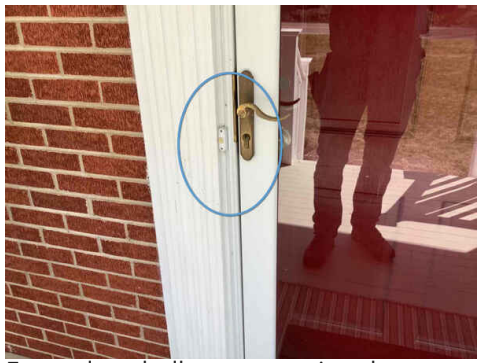
3.16.1 Front Porch

Maintenance Items

DOOR BELLS

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

3.16.3 Front Porch

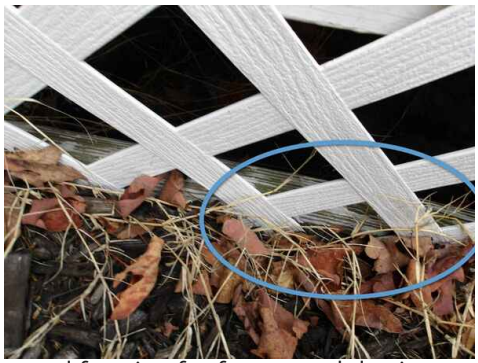
SOIL CONTACT

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

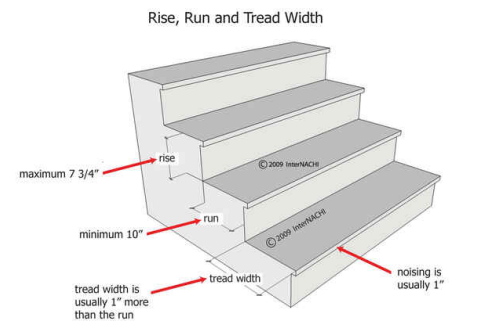
3.16.5 Front Porch

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: CRAWLSPACE

Information

Access: **Access Location**

Right Side

Manufactured Homes. Underfloor access through a skirting should have a minimum clear opening of 18 inches high x 24 inches wide. Ground level installations should be provided with an access well, that should have a minimum inside dimension of 24 inches high and 35 inches wide and extend out at least 24 inches from the perimeter of the home. It should provide a clear opening of 18 x 24 inches.

right side crawlspace access

Crawlspace Venting: **Crawlspace Venting Standards**

Crawlspace venting should provide at least one square foot of net free ventilation for every 150 square feet of crawlspace floor for a crawlspace without a solid properly installed vapor retarder / barrier. This venting requirement can be reduced to at least one square foot of venting for every 1500 square feet of crawlspace if the crawlspace is covered with a properly installed vapor retarder such as 6-mil polyethylene sheeting. Screens or grates with openings no greater than 1/4 inch should cover all ventilation openings. The standard screened crawlspace vent has an opening of less than 1/2 square feet (6 inches by 12 inches).

Building standards generally require working vents (ones that will open and close) in the crawlspace to allow outside air to circulate under the floor in the summer to prevent moisture buildup that could lead to mildew and mold and encourage wood rot. In the winter when the air is dryer, the vents can be closed to reduce the chance of water distribution lines freezing. If pipes are wrapped or insulated the vents can remain open year around.

Crawlspace Venting: Numbers / Locations

4 vents on the front foundation , NO vents on the left side of the foundation, No vents on the right side foundation, one vent on the back side foundation, at the back right corner

Crawlspace venting standards call for venting on all sides of the crawlspace if construction design will allow. Vents should be installed within three feet of the home's corners. The standard vent is 12 x 6 inches and with a screened cover provides less than 1/2 square feet of venting. A crawlspace with a properly installed 6 mil plastic vapor barrier / retarder requires one square foot of venting for each 1500 square feet of space. Without a vapor barrier or with an incorrectly installed vapor barrier one square foot of venting is required for each 150 square feet.


no right side foundation venting


no right side foundation venting


back right foundation vent, only vent on the back crawlspace foundation


front foundation vent


front foundation vent


front foundation vent

Foundation Walls: Material

Masonry Block

Microbial Growth Present: Why "Microbial Growth" Develops

The primary causes of moisture problems that lead to "microbial growth" in crawlspaces include poor drainage, lack of ground vapor diffusion retarder, improperly installed insulation, leaking plumbing lines, and no or limited crawlspace ventilation. Crawlspace moisture damage and mold or fungi formation can be caused by any one of these issues or a combination.

Vapor Retarder: Vapor Barrier Installation

There is full vapor barrier in the crawlspace. It is sealed at the seams and is attached at the top of the block foundation walls. This is often seen in crawlspace that are designed to be in conditioned space. Not normally in crawlspaces where water is an issue. Because of this installation the condition of the block foundation walls and the areas of moisture intrusion could not be observed.

Observations

4.4.1 Crawlspace Venting

Recommended Repairs

VENTING NOT ON ALL SIDES

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

Recommended Repairs

SOIL UP AND OVER VENTS

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

Maintenance Items

DEBRIS IN VENT WELLS

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

Major / Safety Issues

SIGNS OF LEAKING

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

Maintenance Items

BLOCK CRACKING AROUND WATER LINE ENTRY

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

4.11.1 HVAC

Recommended Repairs

PLASTIC COATING AROUND HVAC LINES DETERIORATED

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

4.12.1 Insulation

Maintenance Items

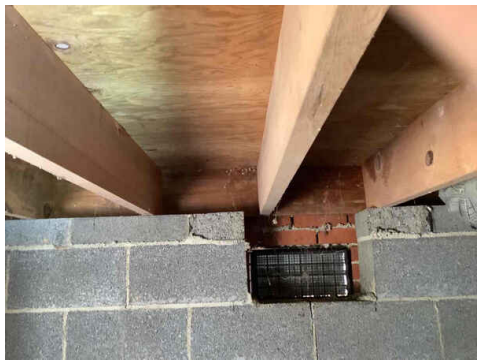
NO INSULATION INSTALLED

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

Recommended Repairs

ON THE CRAWLSPACE STRUCTURE

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

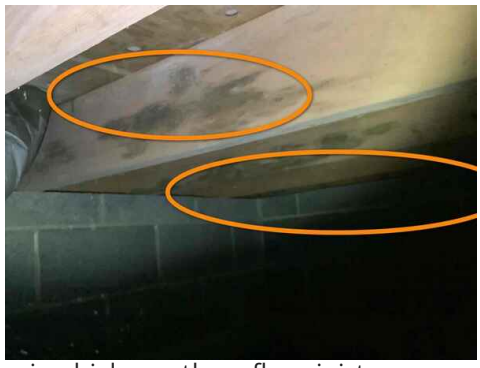
microbial growth on floor joist


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

Recommended Repairs

ON THE HVAC DUCT INSULATION

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

Maintenance Items

OPENING / GAPS BETWEEN LIVING SPACE AND CRAWLSPACE

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

Recommended Repairs

IMPROPER INSTALLATION / INCOMPLETE

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.

Recommendation

Contact a qualified handyman.

Exposed soil, gaps in plastic vapor retarder

5: ROOF

Information

Roofing - Asphalt: Inspection Method

Walked Entire Roof

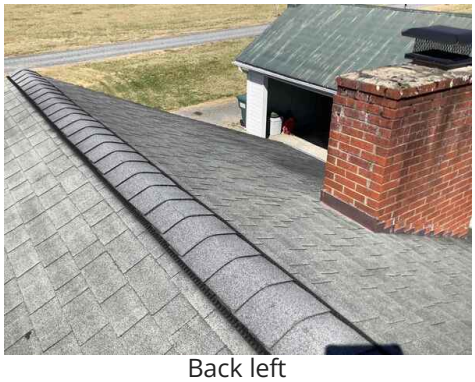
Back right

Right front

Front middle

Left front

Back mid



Back left

Roofing - Asphalt: Material Type / Normal Lifespan

Asphalt Architect Shingles (20 to 25 years)

Roofing - Asphalt: Roof Style

Gable (two slopes meet to form a ridge)

left side gable vent

right side gable vent

Roofing - Asphalt: Roof Slope or Pitch (estimate)

Steep Slope (pitch greater than 4:12)

Asphalt shingles should not be installed on flat roofs (a slope less than 2:12). Low slope roofs (2:12 or less) require solid membrane roofs or fully bonded roof coverings. Double underlayment should be installed under asphalt roofs with a slope between 2:12 and 4:12. Shingles are to be installed only on solid sheathed roofs.

Roofing - Asphalt: Plumbing Vents Present

There are plumbing vents on the home's roof.

Roofing - Asphalt: Ridge Line Venting Present

There is visible venting of the roof ridge line. Normally attics have under-eave vents, also known as soffit vents, which allow attics to draw in fresh air and while doing so pushing out the hot air in the attic via the ridge vents.

Attic ridge venting

Guttering: Gutter Information

This component of a roofs drainage system are inspected for proper attachment, damage, standing water, debris, installation of screens, etc. Leaking gutters cannot always be diagnosed if it was not raining at the time of the inspection, therefore leaks may be noticed after one takes ownership of the home. Sealing of damaged areas and endcaps or gutter replacement is possible.

Periodically cleaning debris from gutters to prevent downspouts from clogging is recommended. If water backs up in or fills the gutters damage can occur to roof sheathing and fascia boards. Additionally, over flowing gutters can saturate the soil around the foundation.

Guttering: Gutter Material

Aluminum

aluminum gutter around the fascia boards

Aluminum gutttering

Downspouts Off Gutters: Pictures Of Downspouts

left front corner downspout to surface drain line

right front corner downspout to surface drain line

back right downspout to surface drain

back left downspout to sub drain line

Chimney: Chimney Exterior Material
Brick and Mortar

Chimney: Flue Material
Clay

Limitations

Roofing - Asphalt

ROOF INSPECTION - LIMITED VISUAL INSPECTION

The inspection of the roof covering material is limited to the condition of the roof on the day of the inspection. The roof is inspected by visually observing the roof covering, the visible portions of the roof structure from within the attic (if accessible), and the home's interior ceilings looking for indications of active or passive leaks. Future conditions and inclement weather may produce / reveal leaks that were not visibly present at the time of the inspection.

An inspector is not required to walk a roof. Even if one elects to walk a roof as part of an inspection there are factors that would limit doing so: wetness; snow; ice; heat; moss; type of roofing material; steepness of the roof; etc.

There are certain aspects of a roof that are not visible or not fully visible to an inspector so their condition / installation cannot be inspected or confirmed. These areas include but are not limited to fasteners, flashing, underlayment, etc. Therefore, the roof inspection is a limited visual inspection only.

Observations

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.

.


No drip edge on edge of roof decking

Recommendation

Contact a qualified roofing professional.

5.1.3 Roofing - Asphalt

Maintenance Items

MISSING / LOOSE SHINGLE GRANULES

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

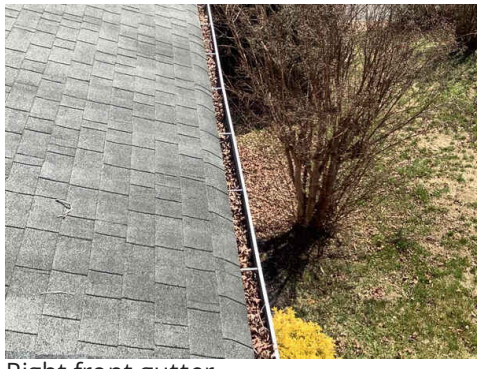
DEBRIS IN GUTTERS

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: HEATING & COOLING

Information

General Information: Type(s) / Number Of Heating & Cooling

Heat Pump (Heating & Cooling), One HVAC System

exterior heat pump, right side of home, split system

General Information: HVAC Heat Pump Package Unit

This home employs a Heat Pump to both cool and heat the home. It's a "package unit". A Heat Pump that has both an interior unit and an exterior unit is called a split system. A heat pump can also be what is called a package unit. This is where all components / parts of both the heating and cooling aspect of the unit are located in one unit or a package located outside. A package unit is normally installed when an older home is remodeled and there are interior space limitations.

A heat pump's efficiency declines the colder the outside air becomes, which is why most units, in cold climates, will have electric furnace coils incorporated into the system as emergency backup heat.

A heat pump is normally powered by electricity, which takes in heat from the ground or outdoors and transfers it indoors. Electric heat pumps are cheaper to run and there is no danger of combustible gases or toxic emissions that may occur with gas appliances. Electric units may fail to achieve satisfactory heating in very cold weather or hot climates. As a result, your home may not be as warm as you want it to be in winter. Electric heat pumps are a better alternative for milder climates. Overall, electric heat pumps do a better job of keeping indoor air clean, healthy and free of toxins.

heat pump package unit, right side of house

Heat Pump Package Unit #1: Exterior Heat Pump Package Unit

Location...right side of home

Area Serviced...entire living space

Energy Source...Electric

Brand....Carrier

Model Number....50XZ 030 311TP

Unit Size... 2 1/2 tons, 30,000 BTUs. In this area one ton or 12,000 BTUs should adequately service roughly 400-600 square feet of conditioned space. This gives one a general idea of the unit's capacity although load calculations by a licensed HVAC professional can determine exact unit sizing requirements.

Serial Number....3206651530

Date of Manufacture....2006

Age...19 years

Generally, the average life-span of a heat pump is 12-15 years, although some can wear out within 10 years. An individual heat pump's life-span may vary depending on use and maintenance. Newer units may last longer.


right side heat pump package unit


right side "Carrier" package unit


heat pump package unit casing secured to exterior brick cladding

"Carrier" brand package unit


package unit electrical disconnects

package unit data plate

Limitations

Heat Pump Package Unit #1

COOL MODE NOT TESTED - OUTSIDE TEMPERATURE LOW

In order to keep from damaging a heat pump the following temperature restrictions are followed. If the outside temperature is less than 60 degrees F. or the outside temperature drops below 50 degrees the night before the inspection the heat pump is not operated in the cooling mode. The exterior temperature was within these parameters so the cool mode was not tested.

Observations

6.5.1 Heat Pump Package Unit #1

Maintenance Items

AGING UNIT

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: ELECTRICAL SYSTEM

Information

General: NEC Expectations

The NEC (National Electric Code) does not require electrical systems in older homes be updated with every new version of the code. This is one area where a Home Inspector may report as a defect a system or component that was acceptable when the home was built but would now be considered a defective. The inspector may also find where an addition or upgrade to the current standard may / will provide greater personal protection and will therefore recommend doing so.

Utility Service Drop: What Is A Service Drop?

The Service Drop is the overhead service conductors located between the utility electric supply system and the service point.

Utility Service Drop: Utility Drop Type

Overhead (areal)

The Utility Drop or Service Drop is the name given to the power line(s) from the Utility Company Power source or pole to the house. This line can be either areal (overhead) or lateral (buried).

An underground (lateral) Service Drop cannot be visually inspected. The only place where it is visible is where it leaves the ground and is then connected to the meter base.

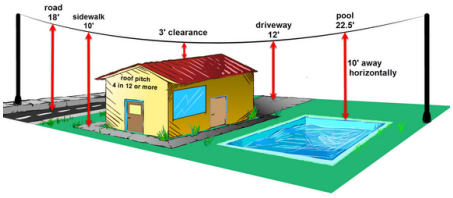
overhead service drop

overhead service drop

Utility Service Drop: Drop Clearances

An overhead Utility Drop should have the following minimum clearances:

- 22.5 feet above pools and 10 feet to the side.
- 18 feet above roadways / alleys / parking areas.
- 12 feet above driveways / yards.
- 10 feet from the bottom of the drip loop to soil grade and above pedestrian walkways / decks / roof surfaces / patios / balcony or porch. The area requiring 10 feet vertical clearance extends for 3 feet past the edge of the balcony or deck.
- 3 feet from sides of decks and balconies.
- 3 feet from sides and bottom of openable windows / sides of doors / decks / stairs / ladders or fire escapes and balconies.
- At least 3 feet above any **roof ridge** with 4:12 or more slope.
- At least 8 feet above any **roof ridge** with a slope of less than 4:12.
- 18 inches is required from the weather head to the roof.
- 12 inches between communications and power lines.
- If Mast Head is through the roof the bracket must be at least 18 inches from the roof surface.



Meter Base: Meter Base Size - CL200

A CL200 Amp Meter Base is present for this home. The CL200 means the box is rated for up to a 200 amp continuous 120/240V power draw through it - meaning the total load for breaker boxes, and the size of total main breakers, should not exceed 200A.


left side electric meter base


CL200 meter base

Main Service Panel: Location

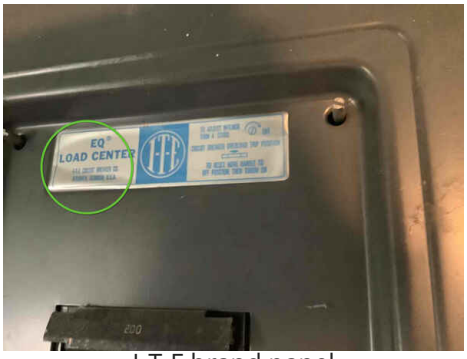
Laundry Room

Main Service Panel: Manufacturer

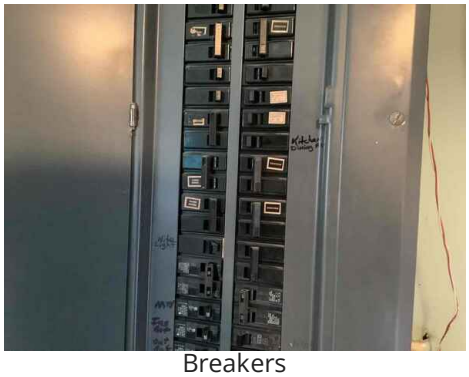
ITE

Main Service Panel: Panel Type

Circuit Breaker



I-T-E brand panel


Breakers

Main Service Panel: Panel Amperage Capacity

200 AMP, Meter base sized for 200 amps, 200 Amp Service Disconnect, Service Conductors Sized For 200 Amps, Panel Rated For 200 Amps

The minimum residential amperage for a home today is 100 amp. Ampacity is the maximum current, in amps, that a conductor can carry without exceeding it's maximum temperature rating. The size of the service panel's main disconnect alone does not determine the panels amperage. Service amperage is determined the smallest of these:

1. The size of the main service disconnect.
2. The panel service rating.
3. The size of the incoming service conductors.
4. The size of the service meter base.

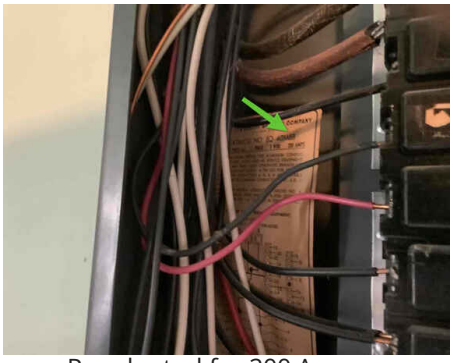
For aluminum service conductors - 4/0 for 200 amps, #2 for 100 amps.

For copper service conductors - 2/0 for 200 amps, #4 for 100 amps.


200 Amp Service disconnect

CL200 meter base


Service conductors sized for 200 Amps, 3/0 copper


Panel rated for 200 Amps

Main Service Panel: Wiring Type

Copper

Main Service Panel: Branch Wire 15 and 20 AMP

Copper

Bonding: Bonding Information

Bonding means electrically connecting conductive items together. With bonding you're bringing the potential to ground equal across all items that could become energized so that you don't become the path of least resistance and get electrocuted.

The NEC requires that metallic water and gas supply piping to be bonded to the neutral bus bar at the main panel.

Limitations

Main Service Panel

OVER CURRENT DEVICES NOT TESTED

Over current devices, main disconnects, breakers and fuses are not turned off or tested. If breakers are in the off position they are not flipped on. It is assumed they are off for a reason.

Main Service Panel

NOT REQUIRED TO BE PERFORMED

The inspector may choose to go beyond the Standards of Practices, if they suspect a defect or want to provide more detailed information for their clients. The inspector is not required to perform the following:

1. Measure or determine the amperage or voltage of the main service equipment.
2. Remove service or sub panel cabinet or dead front covers.
3. Insert a tool, probe, or device into the main panel, subpanel or electrical fixtures.
4. Operate any electrical disconnect or over-current protection device.

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3. Insert a tool, probe, or device into the main panel, subpanel or electrical fixtures.
4. Operate any electrical disconnect or over-current protection device.

Distribution Panel

OVER CURRENT DEVICES NOT TESTED

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Distribution Panel

OVER CURRENT DEVICES NOT TESTED

Over current devices, main disconnects, breakers and fuses are not turned off or tested. If breakers are in the off position they are not flipped on. It is assumed they are off for a reason.

Distribution Panel

OVER CURRENT DEVICES NOT TESTED

Over current devices, main disconnects, breakers and fuses are not turned off or tested. If breakers are in the off position they are not flipped on. It is assumed they are off for a reason.

Observations

7.3.1 Service Entrance Conductors

Major / Safety Issues

SPLICE INSULATORS

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

7.6.1 Main Service Panel

Recommended Repairs

PANEL INSTALLATION (LOCATION AND CLEARANCES)

LEFT SIDE LAUNDRY ROOM SERVICE PANEL

Highest circuit breaker in the panel is 6’11” above the floor

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.

7.6.2 Main Service Panel

Maintenance Items

CONDUCTORS NOT PROPERLY SECURED

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.

7.6.3 Main Service Panel

Recommended Repairs

NO ARCH FAULT BREAKERS

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.

7.6.4 Main Service Panel

Major / Safety Issues

MULTIPLE BREAKER BRANDS IN USE

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.

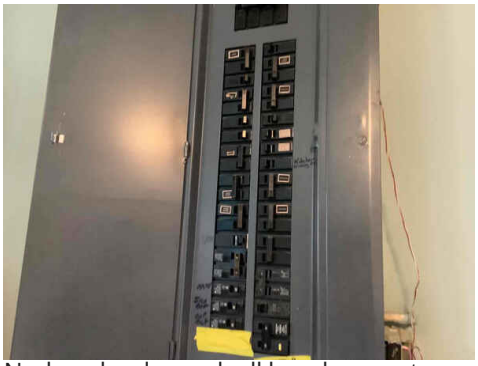
7.6.5 Main Service Panel

Recommended Repairs

INCOMPLETE OR MISSING DIRECTORY

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

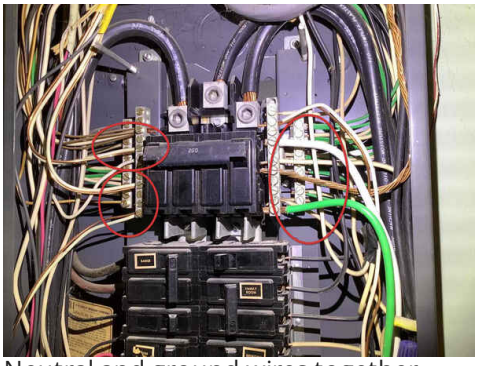
7.6.6 Main Service Panel

Major / Safety Issues

NEUTRALS AND GROUNDS TOGETHER

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.

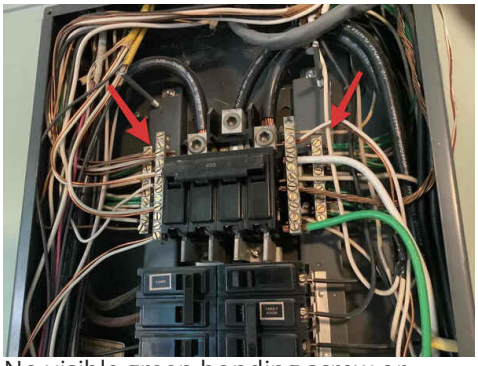
7.6.7 Main Service Panel

Major / Safety Issues

BUS BAR BONDING SCREW / STRAP NOT VISIBLE

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.

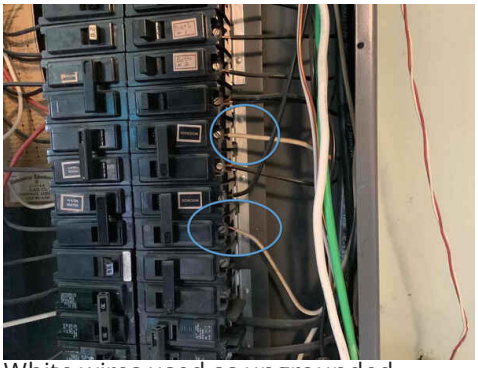
7.6.8 Main Service Panel

Maintenance Items

WHITE WIRE NOT LABELED / INCORRECTLY LABELED

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.

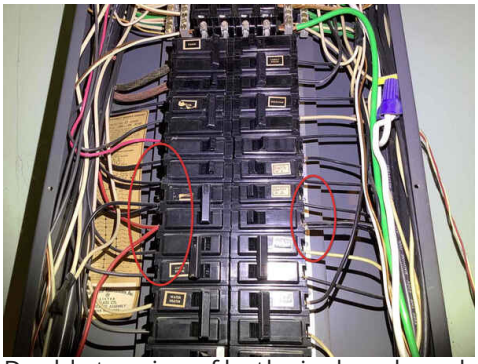
7.6.9 Main Service Panel

Major / Safety Issues

DOUBLE TAPPING

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: PLUMBING

Information

Water Pressure: Water Pressure

The home's water pressure was 50 psi. It was checked at the back side exterior faucet.

A home's normal pressure should be between 40 and 80 psi. Any pressure greater than 80 psi can insert unnecessary pressure on water distribution line joints. If greater than 80 psi it is recommended that it be adjusted downward through the use of the home's water pressure reducer valve.

Pressure Reducer Valve: Location

Crawlspace

Pressure reducer valve, left side wall of crawlspace

Water Supply / Distribution Systems : Water Supply Material To House

PVC

Polybutylene (PB) is gray or blue. It uses crimped fittings. It has a history of failure from a chemical reaction with chlorine in water. There are old class action suites pertaining to PB piping.

Black Poly Pipe. It comes in a roll. It is soft and hard surfaces, like rocks, can rub holes in it. Wherever there is a transition to another type of pipe or an elbow it will leak there because of the hard adaptor, radiator clamps and the soft pipe. These connectors may break over time.

Copper has been the most common supply line material since about 1950. There are three different thicknesses of copper piping. Type L (blue) is a medium thickness preferred for water distribution. Copper is too thin to thread so it is soldered. Lead solder was prohibited in 1988. Silver solder is used today.

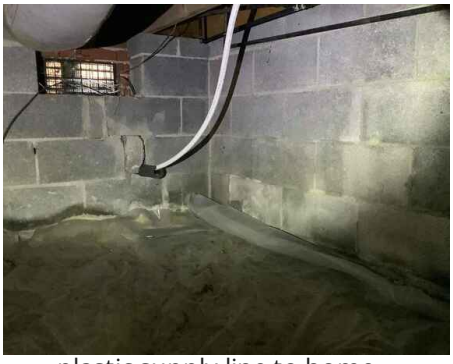
The greenish stain around fittings is usually from excess soldering flux although leaks can also cause corrosion of copper pipes due to acidic water. The leaks first appear as green dots or blemishes on the copper supply lines.

Galvanized steel was used for plumbing prior to the 1960's. Galvanized pipes have an average lifespan between 40 and 50 years. However, pipes that are well built, well installed, and well maintained can easily exceed the typical lifespan. As long as they are holding up well, galvanized pipes will do their job without putting anyone at risk. The common sign of problems with galvanized pipes is low water pressure. As galvanized pipes accumulate sediment there will be less water passing through the pipes, thus the pressure will be reduced. Galvanized pipes release iron causing discoloration as they deteriorate. A clear indicator of problems is a brown stain on a porcelain sink. Given enough time they will rust through.

PVC pipe has been a common supply line material since the 50's. PVC is approved for service piping into the building from the public or private water supply. Schedule 40 PVC is the best way to go for water mains. However, PVC is not recommended for Hot Water Distribution lines within the home. If the water temperature is over 140 degrees, PVC pipes and fittings start to degrade.

CPVC pipes are generally connected with glue. Since glue can deteriorate over time, CPVC pipes are more likely to shift and start leaking. When CPVC pipes are burned, they release toxic fumes. This can present significant risks in residential fires. As CPVC pipes age, they become more brittle and can shatter or break with a slight impact.

The use of **Lead** water supply piping has been prohibited since 1989.



plastic supply line to home

Water Supply / Distribution Systems : Water Supply Material For The House

Copper, PEX

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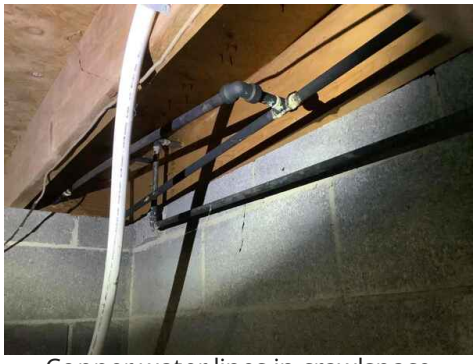
Both Copper and PEX lines



Copper water lines in crawlspace

Hot Water System : Data Plate Information

Location....left side laundry room

Brand....American

Power Source....electric

Gallons....50

Model Number....E61-50R-045DV

Serial Number.... 1324T478066

Date of Manufacture...2013

Age...12 years

Based on the manufacturer's suggested service life, the life expectancy of a standard water heater is about 8-12 years. This varies with the location and design of the unit, quality of the installation, maintenance schedule and water quality. It is suggested, to prolong the life of the water heater, that it be flushed annually.

Water heater in laundry room

"American" brand

Water heater data plate

Water heater raised off the concrete

Cold water shut off valve

Observations

8.4.1 Main Water Shut-Off

Recommended Repairs

MAIN WATER SHUT OFF NOT LOCATED

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

Recommended Repairs

CORROSION IDENTIFIED

CRAWLSPACE COPPER WATER DISTRIBUTION LINES

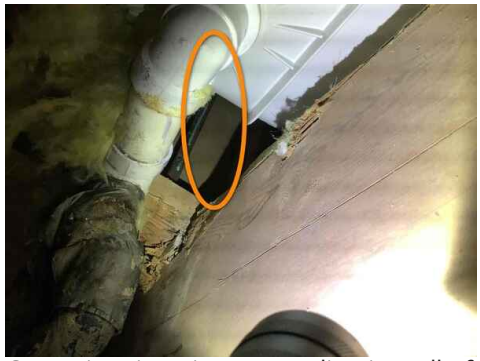
Although no leaking was identified there are signs of corrosion on numerous water supply lines, as visible in the basement and crawlspace.

Recommendation

Contact a qualified professional.





Corrosion, interior copper line in wall of bathroom

8.5.2 Water Supply / Distribution Systems

Recommended Repairs

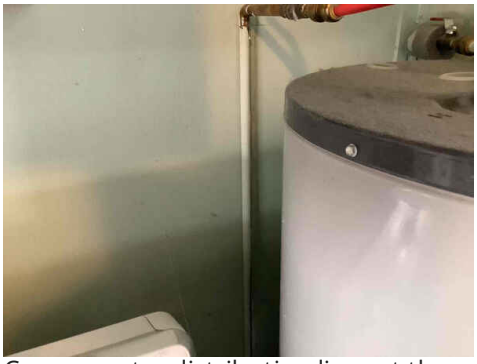
SIZE OF SUPPLY LINES

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

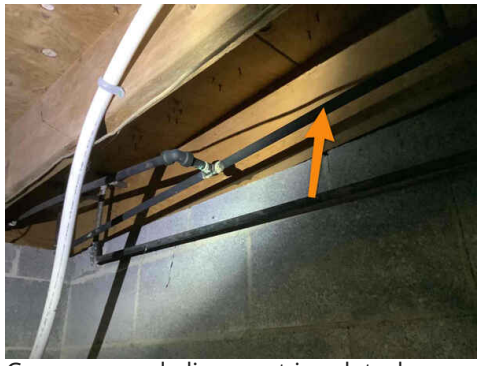
Recommended Repairs

NO INSULATION COVERING OVER WATER LINES

CRAWLSPACE

Recommendation

Contact a qualified professional.


Copper supply lines out insulated

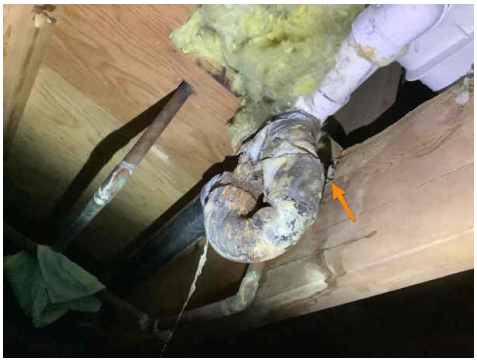
8.6.1 Drain, Waste, & Vent Systems

Major / Safety Issues

LEAKING DRAIN LINES

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

Maintenance Items

AGE AWARENESS

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

Maintenance Items

NO EXPANSION TANK

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

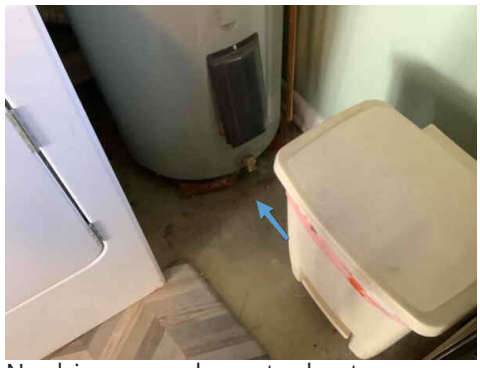
Maintenance Items

NO DRIP PAN

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

Maintenance Items

NO STRAPPING

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

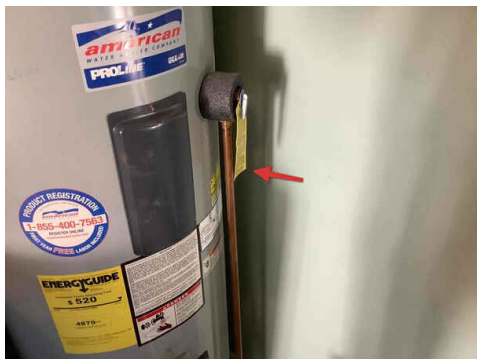
Major / Safety Issues

TPR PIPE REDUCTION IN SIZE

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

9: CARPORT

10: DETACHED GARAGE

Information

General: Pictures







Electrical: GFCI (Ground Fault Circuit Interruptor) Protection

Outlets in garages should have GFCI (ground fault circuit interrupter) protection as of 1978. For homes built prior the home owner's are not required to update or install GFCI unless electrical updates / modifications are made to the home.

A GFCI receptacle constantly monitors an electrical circuit. If it detects even a slight flow of electricity to a grounded item, it immediately shuts off the flow of electricity. This protects people from electrocution. It is particularly important to protect people where they could come in contact with exposed grounded items such as plumbing fixtures. Protection can be provided at the specific outlet or upstream of the outlet using a receptacle or dead front GFCI device or at the GFCI branch or feeder breaker.

When a home inspector suggests upgrading certain receptacles to a GFCI receptacles, it is done so with your safety in mind.

Floor: Pictures

Metal Roof: Pictures

Observations

10.6.1 Electrical

Major / Safety Issues

NO GFCI PROTECTION

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

Maintenance Items

MINOR / COMMON CRACKING

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: ATTIC, INSULATION & VENTILATION

Information

Access: Access Type

Removable panel, Left side porch

Insulation: Insulation Type

Fiberglass Loose Fill (R-value 2.5 - 3 per inch)

General Insulation Information:

1. **Insulation R-Values** (R-value equals amount of heat resistance for inch of thickness).

General Insulation Types:

1. **Fiberglass batt and blanket.** Ten inches is roughly R-32. If faced insulation the facing should be installed down toward the heated / conditioned part of the house. If adding insulation to existing faced fiberglass if should be loosed fill. Placing faced insulation over existing insulation will trap moisture between the two layers.
2. **Fiberglass Loose fill insulation**. Fifteen inches is roughly R- 38.
3. **Rock mineral wool batt and blanket**. Typically dark gray in color. 10 1/2 inches for R-38.
4. **Rock wool loose fill.** R value is 2.9 per inch requiring 13 inches for R 38.
5. **Cellulose loose fill.** Shredded newspaper or wood fibers. It is dusty, gray and feels like lint. 10 inches for R 38. Doesn't pack down as much as fiberglass.
6. **Vermiculite loose fill.** A silicate mineral, heated and expanded. Looks like kitty liter. Rectangular shaped particles. Fireproof, rot and mildew resistant. May have asbestos in it.
7. **Perlite.** A Loose fill volcanic rock.
8. **Polystyrene and urethane..** Plastic rigid boards. Interior / exterior, under slabs, under siding, on roofs. If used in an interior living area it must not be exposed, if burns easily.
9. **Spray in foam**. Spray under side of unvented attic.

fiberglass loose fill insulation

fiberglass loose fill insulation

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents, Attic Fan

The perfect attic, if you can find one, is the same temperature as it is outside. This is good indication of sound / quality venting. Due to heat rising in the home (The Stack Effect) the majority of air loss in a home is through the ceiling into the attic. Normally, to clear the moist air that enters the attic, air comes up through the soffits / eaves and exits through the ridge venting or roof line vents or turbines. Gable end vents are most effective during windy days.

Ventilation of attic areas is intended to prevent the accumulation of moisture vapor in the attic-roof space and to dry low levels of condensation that may form on the underside of roof decking. Ventilation is also intended to reduce the temperature of the roof deck during hot periods to improve shingle durability. Reducing attic temperature through ventilation and insulation also improves energy efficiency during hot periods. Not ventilating a roof may void the manufacturer's warranty and slightly decrease the life expectancy of asphalt shingles. Tile, concrete and metal roofing materials ARE NOT similarly affected.

gable venting

ridge venting

gable venting

Limitations

Access

LIMITED ACCESS

Due to the the attic construction design, the height of the attic, and height of the attic trusses full attic access was not achievable. The attic was visually inspected from the access panel and the areas that were accessible. Due to this limited access certain aspects of the attic may not be fully inspected, i.e. the end point of the moisture exhaust fans, the full condition of the attic insulation, whether baffles are installed to allow for soffit venting, whether sheathing has been fully cut to allow for ridge venting, the condition of trusses / rafters / or joists, any sign of water leakage, etc.

Observations

11.7.1 Chimney / Chimney Area Condition

Recommended Repairs

WATER STAIN ON CHIMNEY FRAMING / ROOF SHEATHING

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

12: COMMON LIVING AREAS - GENERAL INFORMATION

Information

General: Inspection Limitations

When homes are furnished some of a home's walls, floors and / or even ceiling surfaces can be obscured by furniture and / or stored items. Since the inspector is not required to move furniture, these areas may not be thoroughly evaluated. This may include electrical outlets / switches located in these non-visible areas, as well as the condition of walls and flooring.

General: Habitable Space

For a space to be defined as habitable the specific room must have an area of at least 70 square feet and be at least 84 inches (7 feet) high. This includes basements containing habitable rooms or hallways. Any ceiling obstructions must be at least 76 inches (6 ft. 4 inches) above the finished floor.

General: Vaulted Ceilings

Vaulted Ceilings may have insulation completely filling the space between the interior ceiling and the roof deck above, which may prevent proper venting. Therefore, vaulted ceilings are more susceptible to problems from condensation. Why? Moisture laden air from the home's interior will find its way into an attic and without proper ventilation water vapor will accumulate there. By providing adequate "intake" and "exhaust" ventilation, like in an attic, this moisture is sufficiently removed. So if insulation completely fills the space between the ceiling and roof, ventilation will be minimal and problems from condensation may occur. Some signs to look for that indicate a condensation problem are water stains around can lights or discoloration at the ceiling's peak.

General: Carbon Monoxide Alarms

It is recommended that a carbon monoxide detector be installed within 10 feet of each room used for sleeping when the home has a fossil fuel burning heater or fireplace, and / or an attached garage or any other feature, fixture or element that emits carbon monoxide as a by product of combustion.

General: Asbestos Awareness - 1930 thru 1970

Blown popcorn ceilings installed from the late 30's through the 1970's may contain asbestos. In 1977 the use of asbestos in building products was banned because of health risks. The inspector is not a qualified asbestos expert, it is only suspect due to the age of the home. If this is of concern to you a quick test kit can be purchased at most hardware stores or on-line.

13: COMMON LIVING AREAS

14: INTERIOR STAIRS

15: FIREPLACE - ONE

Information

General: Fireplace Operation

Per the State of Tennessee a home inspector is *not required to ignite a fire* to visually inspect its operation *nor* is the inspector *required to extinguish a fire* in order to conduct an inspection.

General: Fireplace Type

Wood Burning

Observations

15.1.1 General

Recommended Repairs

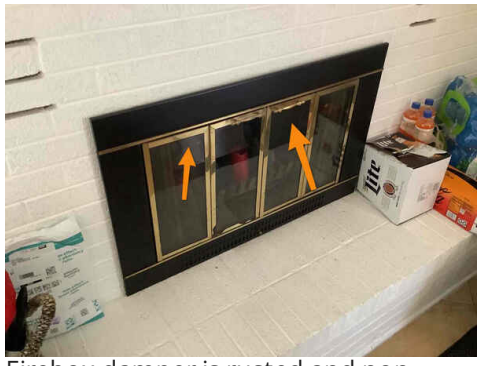
DAMPER NOT OPERATIONAL

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: KITCHEN

Information

Sinks: Kitchen Sink Information

As part of the kitchen inspection faucets and valves are operated while checking for leaks or signs of significant deficiences. The spray wand is operated, checking for flow and leakage. In the cabinet under the sink supply and drain pipes are inspected for leaks, proper installation, etc. The disposal unit is inspected to ensure proper function, rust, leaks, proper power cord protection, etc. Unless noted in this report no reportable defects were identified.

Sinks: Pictures


Dishwasher: Dishwasher Information

A dishwasher's operation is inspected by running a short wash cycle while looking for leaks, etc. The dishwasher's washing capability is not tested for.

Dishwasher: Brand

Whirlpool

Refrigerator: Brand

Whirlpool

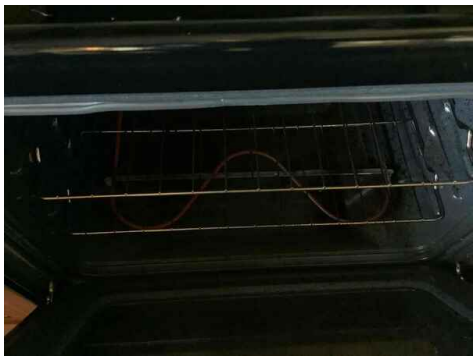


Range/Oven/Cooktop: Oven Information

The oven is tested in bake mode only to ensure that the heating elements work. The temperature calibrations are not tested nor is the broiler or the clean mode.

Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

Microwave - Built-In: Picture

Exhaust Fan / Range Hood: Hood Type

Appears to be vented to exterior

Stove exhaust fan vented to exterior

Cabinets / Drawers: Cabinets/Countertop Information

The countertops and cabinets are inspected for significant damage. A representative number of door and drawers are operated / evaluated.

Cabinets / Drawers: Pictures



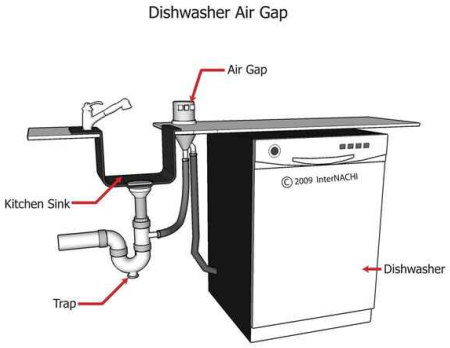
Observations

16.2.1 Sinks

Recommended Repairs

ABSENCE OF DRAIN LINE HIGH LOOP OR AIR GAP

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

Maintenance Items

NOT FULLY SECURED

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

Major / Safety Issues

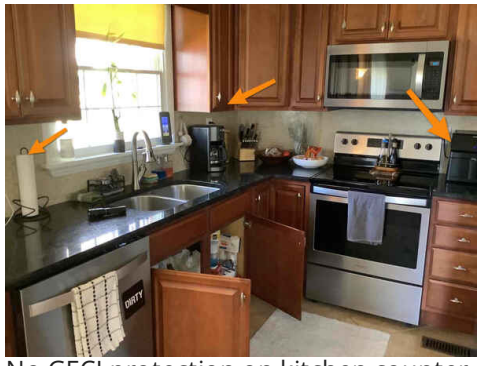
NO GFCI PROTECTION

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

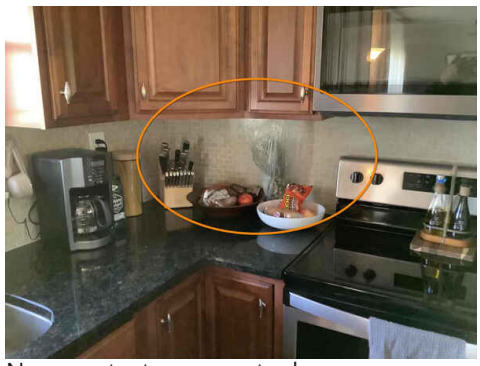
INADEQUATE NUMBER OF COUNTERTOP RECEPTACLES

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: BATHROOMS

Information

Sink(s): Sink Inspection Information

Sinks are inspected by running faucets, checking drains stoppers, checking for leaks, water flow and proper drainage. The under-sink plumbing is inspected by running the water and looking for leaks from supply and drain lines.

Sink(s): Sink Over Flow Information

Sink over flows are not tested due to the likelihood of leaky gaskets. When filling a sink care should be taken to not allow water into the overflow. One should assume that over flow leakage will occur due to the age and possible dry rot of gaskets.

Walk-in Shower : Shower Information

Showers are inspected by operating faucets to ensure adequate flow and proper drainage and to check for leaks. Walls are inspected for damage (tile cracks, loose tile, missing grout, etc.) and areas that would allow water entry.

Limitations

Tub or Tub / Shower Combined

TUB / SHOWER INSPECTION

Shower / tub drains are not specifically tested for leaks by stopping up the tub drain and filling the tub with water. However, water was run through the drain for an extended period of time, then the areas under the drains, if accessible, were inspected for indications of leaks. The inspector cannot replicate the effects of added weight / strain to the tub / shower from a person taking a shower. This additional weight can put strain or joints, gaskets, drain pipes, etc. that may result in leakage.

Tub or Tub / Shower Combined

TUB OVER FLOW LIMITATIONS

Tub overflows are not tested due to the likelihood of leaky gaskets. When filling a sink care should be taken to not allow water into the overflow. One should assume that overflow leakage will occur.

Observations

17.5.1 Floors

Recommended Repairs

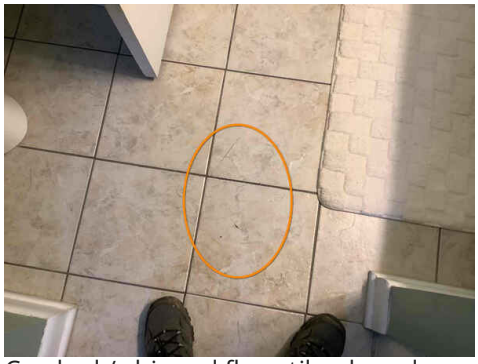
CRACKED / MISSING TILES

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

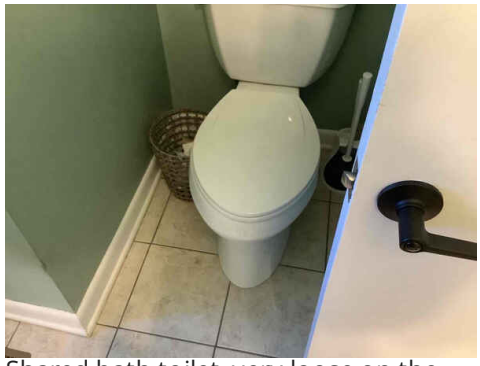
17.11.1 Toilet

Recommended Repairs

NOT FULLY SECURE TO THE FLOOR

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

Maintenance Items

MISSING / CRACKED CAULKING OR GROUT

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: BEDROOMS

Information

Smoke Detectors: Smoke Alarm Locations

Smoke alarms should be installed in every bedroom; outside all bedroom areas or hallways (usually within 10 feet of the bedroom door); in each room with a fireplace; in garages; and on every level of the home, including the basement.

Smoke Detectors: Smoke Detector Type

Suggest checking with seller about the type of detectors installed in the house: battery or hardwired, individual or linked or monitored.

Emergency Egress: Emergency Egress Requirements

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 a 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. These regulations where established in the mid 1980s.

Observations

18.4.1 Smoke Detectors

Major / Safety Issues

NO SMOKE DETECTOR

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

Major / Safety Issues

IMPROPERLY SIZED EMERGENCY EGRESS WINDOW

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.

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

Recommendation

Contact a qualified professional.

19: LAUNDRY ROOM

Information

General: Picture(s)

Limitations

Ceilings / Walls

VISIBLE LIMITATIONS

Not all surfaces of a laundry room walls / ceilings / or floors are visible when a washer / dryer and other furnishings are installed.

Observations

19.5.1 Lighting Fixtures, Switches & Receptacles

Maintenance Items

DRYER RECEPTACLE NOT UPDATED

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

STANDARDS OF PRACTICE

General

Per the State of Tennessee's Home Inspector Standards Of Practices...
The home inspection report shall include the following: a report on any system or component inspected that, in the opinion of the home inspector, is significantly deficient; a list of any systems or components that were designated for inspection but that were not inspected; the reason a system or component was not inspected; a statement that the report does not address environmental hazards, including: lead-based paint; radon; asbestos; cockroaches; rodents; pesticides; treated lumber; fungus; mercury; carbon monoxide; or other similar environmental hazards.

The home inspection report shall include the following: a statement that the report does not address subterranean systems or system components (operational or nonoperational), including: sewage disposal; water supply; or fuel storage or delivery.

The home inspection report is not required to report on: life expectancy of any component or system; the cause(s) of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with adopted 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; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic damage, underground items, or items not permanently installed.

The home inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, 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 or adversely affect the health or safety of 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; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; or inspect special equipment or accessories that are not listed as components to be inspected in this rule.

The home inspectors shall not: offer or perform any act or service contrary to law; offer or perform engineering, architectural, plumbing, electrical or any other job function requiring a license in this state for the same client unless the client is advised thereof and consents thereto.

Grounds

The State of Tennessee Home Inspection Standards of Practices States that for the Exterior Components of a Home...

The Home Inspector Shall Inspect: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The State of Tennessee Home Inspection Standards of Practices States for the Exterior Components of a Home....

The Home Inspector is Not Required To Inspect: Seasonal accessories; fences; 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; for the presence or condition of buried fuel storage tanks.

Exterior Of Home

Per the State of Tennessee Home Inspection Standards of Practices for a Home's Exterior Components...

A Home Inspector Shall Inspect: Wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The Home Inspector Shall: Describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; probe exterior wood components where deterioration is suspected.

Per the State of Tennessee Home Inspection Standards of Practices for a Home's Exterior Components...

A Home Inspector is Not Required to Inspect: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; for the presence of safety glazing in doors and windows; garage door operator remote control transmitters; 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; for the presence or condition of buried fuel storage tanks.

Roof

Per the State of Tennessee Home Inspection Standards of Practices for a Home's Roofing Components...

A Home Inspector Shall Inspect: roof coverings; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components.

The Home Inspector Shall: describe the type of roof covering materials; and report the methods used to inspect the roofing.

Per the State of Tennessee Home Inspection Standards of Practices for a Home's Roofing Components...

The Home Inspector is Not Required To: walk on the roofing; or inspect attached accessories including solar systems, antennae, and lightning arrestors.

Heating & Cooling

The State of Tennessee Home Inspection Standards of Practices States for a Home's Heating Components...

The Home Inspector Shall Inspect: Permanently installed heating systems including: heating equipment; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible. Solid fuel heating devices. Heat distribution systems including fans, pumps, ducts and piping, insulation, air filters, registers, radiators, fan coil units, convectors. For the presence of an installed heat source in each room.

The Home Inspector Shall Describe: The energy source for the system and the heating equipment and distribution type.

A Home Inspector Shall Operate: The systems using normal operating controls.

A Home Inspector Shall Open: Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The State of Tennessee Home Inspection Standards of Practices States for a Home's Cooling Systems...

The Home Inspector Shall Inspect: Central air conditioning and through-the-wall installed cooling systems including: cooling and air handling equipment and normal operating controls. Distribution systems including: fans, pumps, ducts, piping, dampers, insulation, air filters, registers, fan-coil units and for the presence of an installed cooling source in each room.

The Home Inspector Shall Describe: The energy source for the system and the cooling system type.

The Home Inspector Shall Operate: The systems using normal operating controls.

The Home Inspector Shall Open: Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The State of Tennessee Home Inspection Standards of Practices States for a Homes Heating Components...

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 fire.

The Home Inspector Is Not Required To Inspect: The interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms.

The State of Tennessee Home Inspection Standards of Practices States for a Homes Cooling Components...

The Home Inspector Is Not Required To: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; inspect the uniformity or adequacy of cool-air supply to the various rooms.

Electrical System

The State of Tennessee Home Inspection Standards of Practices States for a Home's Electrical Components...

The Home Inspector Shall Inspect: Service entrance conductors; service equipment, grounding equipment, main overcurrent device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and smoke detectors.

The Home Inspector Shall Describe: Service amperage and voltage; service entry conductor materials; the service type as being overhead or underground; and the location of main and distribution panels.

The Home Inspector Shall Report: The presence of any readily accessible single strand aluminum branch circuit wiring; the presence or absence of smoke detectors. If a stand alone detector it is to be tested; if incorporated into an alarm system the entity that monitors the system should test the system.

The State of Tennessee Home Inspection Standards of Practices States for a Home's Electrical Components...

The Home Inspector Is Not Required To: Insert any tool, probe, or testing device inside the panel; test or operate any overcurrent 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.

The Home Inspector is Not Required to Inspect: Low voltage systems; security system devices; heat detectors; carbon monoxide detectors; telephones; security systems; cable TV; intercoms; wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment; photovoltaic systems; back up generators.

Plumbing

The State of Tennessee Home Inspection Standards of Practices States for a Home's Plumbing Components...

The Home Inspector Shall Inspect: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage. Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents. Sump pumps.

The Home Inspector Shall Describe: Water supply and distribution piping.

The State of Tennessee Home Inspection Standards of Practices States for a Home's Plumbing Components...

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.

The Home Inspector is Not Required to Inspect: Water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; and the plumbing system for proper sizing, design, or use of proper materials.

Attic, Insulation & Ventilation

The State of Tennessee Home Inspection Standards of Practices States for a Home's Insulation and Ventilation...

A Home Inspector Shall Inspect: Insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The Home Inspector Shall Describe: Insulation in unfinished spaces; and the absence of insulation in unfinished space at conditioned surfaces.

The State of Tennessee Home Inspection Standards of Practices States for a Homes Insulation and Ventilation...

A Home Inspector Is No Required To Report On: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

Fireplace - One

The State of Tennessee Home Inspection Standards of Practices States for a Home's Fireplace...

The Inspector Shall Inspect: Readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

The Inspector Shall Describe: The type of fireplace.

The Inspector Shall Report As In Need Of Correction: Evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

The Inspector Is Not Required To Inspect The: Flue or vent system, interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts, light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

Kitchen

Per the State of Tennessee Home Inspection Standards of Practices for Built-in Kitchen Appliances...

A Home Inspector Shall Inspect and Operate The Basic Functions Of: Permanently installed; dishwasher(s) through a normal cycle; range(s), cook top(s), and permanently installed oven(s); trash compactor(s); garbage disposal(s); ventilation equipment or range hood(s); and permanently installed microwave oven(s).

Per the State of Tennessee Home Inspection Standards of Practices for Built-in Kitchen Appliances...

The Home Inspector is Not Required To Inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; refrigerationunits.

The Home Inspector is Not Required to Operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.