



INSPECTOR CLUSEAU

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INSPECTION REPORT

1234 Main St. Knoxville TN 37922

Buyer Name

10/05/2021 9:00AM



Inspector

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1: INSPECTION DETAILS

Information

Residential Pre-Purchase Inspection

This is a **VISUAL** inspection only. The scope of this inspection is to verify the proper performance of the home's major systems. We do not verify the proper design for the systems and components. The following items reflect the condition of the home and its systems at the time and date we performed the inspection. Conditions of an occupied home (and its systems) will change after the inspection is performed.

The furnishings, personal items, and/or systems of the home were not dismantled or moved. This inspection is not equal to "live-in exposure" and will not discover all concerns with the home. Unless stated in writing, we only inspected and commented on the following systems: Electrical, Heating/Cooling, Appliances, Plumbing, Roof and Attic, Exterior, Grounds, and the Foundation. **This inspection is not a warranty or insurance policy.** The limit of liability of Inspector Cluseau Inspection Services, Inc. and its employees, officers, etc., does not extend beyond the day we performed the inspection.

Cosmetic items and normal wear and tear are common and should be expected in a previously occupied home. These conditions are generally not commented on.

This report is supplemental to the seller's disclosure. If any repairs have been performed, you should obtain information from the current owner/s regarding those repairs, as they may help to reveal issues that are present that cannot be seen.

Although every effort is made to inspect all systems, it is impossible to describe every defect within the home. Various areas of the home may not have been accessible or visible due to furniture and or storage. Due to this, you should carefully review the home during your final walk-thru as the home should be vacant and clear of obstruction. This is your opportunity to assure that no new concerns have occurred since the date of this inspection, that all requested repairs have been completed, and to verify that all systems are in proper working condition (i.e., the plumbing system, appliances, electrical system, heating/cooling systems, etc.). Please contact the office immediately if you suspect or discover any concerns during the final walk-thru (865-691-6158).

Home inspectors are generalists who report on readily visible issues/concerns with a home. Inspectors do not provide methods or estimates of repairs. Because inspectors are generalists, it is their duty to recommend further review by licensed specialists, contractors, etc., to allow you the opportunity to get a detailed review of any item noted in this report that you deem to be a concern. Should a repair method be provided, correction of the condition is not guaranteed. We recommend methods of correction, estimates, and repairs are performed by qualified, licensed contractors or specialty tradespeople that you personally contact to assure the concerns are properly reviewed and corrected. In listing a possible correction method, the inspector is not offering any opinion as to who should take responsibility for addressing any of these concerns. We recommend you consult with your Real Estate Professional, Attorney, and/or Contractor for further advice regarding any of the items/concerns listed in this report.

Although this report may identify products involved in class action lawsuits and/or recalled by the product manufacturer, this report will not identify all such products. There are numerous products involved in manufacturer recalls and/or class action lawsuits. Identifying products involved in manufacturer recalls or a class action lawsuit is not a requirement for Tennessee licensed Home Inspectors. You should seek the service of a qualified consulting company experienced in identifying manufacturer recalls and/or products involved in class action lawsuits.

We will inspect all items requested for correction or repair to assure the items have been properly addressed for a fee. Please contact the office to schedule this service.

This inspection report and all information contained within is the sole property of the client/s named in this report and is not to be shared or passed on without the owner's consent. Doing so may result in legal action.

Some repairs may be complex, and there could be underlying issues that cannot be seen or discovered during this inspection. Therefore, it is highly recommended that all concerns be addressed or reviewed further by licensed contractors or repair professionals before purchasing the home so that you will be fully aware of the depth of repair for each particular concern.

Type of Building

Two Story

Year Built (Approximate)

1989

This information is obtained typically through online listings or what is reported to our company from clients and agents. We do not guarantee the estimated age to be exact and we do not verify the information through any other source.

In Attendance	Occupancy	Weather Conditions
Client, Client's Agent	Furnished, Occupied	Clear, Temp: 70-80

Last Significant Rainfall Prior to Inspection

Within Past 24 Hours

Defect Categories

This report contains three different categories of concerns that are noted during the inspection.

Regardless of the category, all of the items should be reviewed by qualified professionals.

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category need a repair by a qualified individual and should be evaluated before closing (if this inspection is part of a real estate transaction). Each of these items should be considered concerning your interest in the property.

Items are placed in one of the following categories based on observations at the inspection time and the inspector's opinion and honest conviction.

- Low-Level Concern

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes, repairs appear to be inexpensive to address and are likely to be uncomplicated, etc.

- Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, require additional repairs that are not visible, etc.

- Special Attention

These are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and/or safety may be at risk, a system may be not operable, etc.

Trades Recommendations

Listed with most items is a recommendation for a trade specialist. The persons recommended in this report are, in our honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lesser skilled individual to perform repairs is not the company's decision. The person who hires the contractor assumes all risk.

Information and Diagrams

Any diagrams in this report are not intended to be used as repair specifications for any particular inspection, structure, or property. These should only be used as a reference point for best practices and industry standards. Any repairs intended to be performed as a result of the information listed in this report should be evaluated and prescribed by the person performing the work.

Photos

The photos included in this report are intended to facilitate the understanding of the defects cited herein. They are a sample representation of said defects and may not include all the deficiencies cited in the body of this report.

Definitions

"Cosmetic damage" means superficial blemishes or defects that do not interfere with the functionality of the component or system.

"Current Industry Standard" refers to the most recent standard outlined in the International Residential Code (2019). Any reference to this standard is intended only to support the findings listed in this report. This inspection report is not intended to and will not reference all code deficiencies.

"Inspected" means that we performed a visual examination.

"Normal Operating Controls" refers to the buttons, switches, devices, or components used as a part of basic operating procedures to turn on or off a device or component.

"Operated" means that we caused a system or equipment to function.

"Significantly deficient" means unsafe or not functioning.

Limitations and Inspection Procedures

In each section of the report, there are descriptions of testing procedures and limitations of our inspection process. If any of the limitations described in these sections are considered unsatisfactory to you, then you should contact our office within 48 hours of receiving this report to discuss and determine the best course of action that you should take to protect your interest in the property. Failure to contact our office within this timeframe will be considered confirmation that you agree to the methods as described.

Standards Of Practice

This inspection complies with the code of ethics and standards of practice as required by The State of Tennessee Home Inspectors Licensing Board. View the standards at this link:

[Tennessee Home Inspector Licensing Board Standards of Practice.](#)

2: EXTERIOR AND GROUNDS

Information

General: Overview Photos
Overview of Exterior Components



General: Standard Exterior and Grounds Inspection

The exterior surfaces are observed for general conditions and signs of obvious defects. Window and door condition is observed as well as any deck or porch structures. Penetrations through the wall surface are visually observed for signs of defects and points of possible moisture intrusion.

Inspection of the grounds includes visual observation of the lot drainage and vegetation concerning how it may affect the structure. Driveways and walkways are inspected for overall condition. Stairs and railings that may be present are inspected for condition and functional safety.

Cladding and Trim: Materials Stucco	Stucco : Details Visual Inspection, EIFS	Stucco : Substrate Material Not Determined
Stucco : Water-Resistive Barrier Could not be determined	Stucco : Visible Weep/Drainage System Not present	

Stucco : Traditional EIFS Assembly

A non-load-bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh, and a textured finish coat.

Stucco : Barrier System Installed

A "barrier" method is being utilized for the Exterior Insulation Finishing System (EIFS). This water control method uses sealants and installation methods that are intended to prevent water entry from occurring. This is a standard method of installation for the age of this structure.

In newer construction, this installation method is no longer suggested (according to current industry standards and EIFS manufacturers) due to the possibility of damage to the materials below the surface. Newer EIFS is equipped with a drainage system below the surface to drain incidental moisture and discourage damage to the building materials.

If a structure is equipped with an older barrier style EIF system, it is impossible to install a drainage system below the surface without significant reconstruction of the wall assembly (complete removal and re-installation). Existing barrier systems are suggested to be repaired were deemed necessary to discourage water entry and adequately maintained after any necessary repairs have been performed.

Stucco : Periodic Inspection and Maintenance

The stucco surfaces should be regularly monitored and maintained by a reputable stucco specialist or stucco company. Neglect of stucco siding can result in water entry and damage below the surface. Annual inspections of the stucco system are suggested. **Contact our office to have this service scheduled with our certified stucco inspection specialist.**

Stucco : Previous Testing Performed

The stucco was inspected and repaired recently. Obtain all of the documentation regarding this work from the current owner.

Penetrations: Details
Inspected

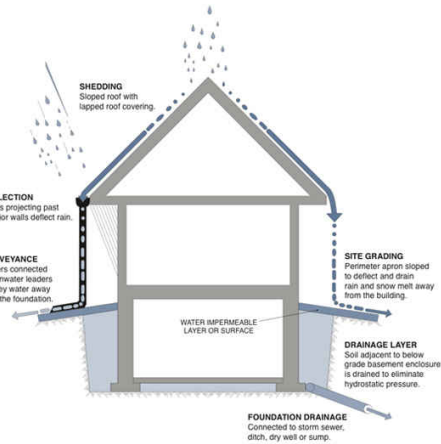
Doors: Details
Inspected

Flatwork: Details
Inspected

Grading and Drainage: Details
Inspected

Grading and Drainage: Basics of Water Management

Proper design and maintenance of the water management components will help to prevent water infiltration and damage to building materials. Water from the roof system, exterior surfaces, and grounds should be moved away from the structure.



Stairways and Railings: Details
Inspected

Deck: Details
Inspected

Porch: Details
Inspected

Limitations

General

GENERAL LIMITATIONS

Recreational Items: Facilities such as play-sets, slides, swings, treehouses, etc., will not be inspected unless otherwise specified and agreed upon.
Vegetation: The vegetation around the home may restrict the visibility of some areas and components. Areas that are not visible cannot be commented on and are excluded from this inspection.
Water Intrusion: If water enters the structure through a roof or an exterior surface, it can cause damage to the building materials, and mold growth can occur. Because visibility is limited in attic spaces and most wall cavities are enclosed and not visible, the extent of the water entry and any subsequent damage cannot be determined many times without destructive measures and disassembling the components. We did not perform any destructive actions or disassemble the building components during this inspection; therefore, we cannot be held liable for any damage that is not visible.

Cladding and Trim

GENERAL LIMITATIONS AND TESTING PROCEDURES

This is not a specialized inspection of the siding and cladding system. Because of the inherent lack of visibility below the surface, we cannot verify that proper building materials such as building wrap, sealants, flashings, flashing tape, etc. are present where required. This inspection does not verify that all installation requirements by siding manufacturer's and current building standards has been met. Defects that are below the surface of wall claddings that are not visible are not within the scope of this inspection and are disclaimed from our liability.

Stucco

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

The inspection of the stucco system consists of a visual inspection of the surface and methods of installation. There may be damage below the surface that is not visible and cannot be commented on. **Any damage that is not readily visible is disclaimed from our liability.**

Grading and Drainage

GENERAL LIMITATIONS AND TESTING PROCEDURES

Lot Drainage: The performance of lot drainage and the grading were limited to the conditions existing at the inspection time only. Future performance cannot be guaranteed as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the inspection time. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance concerning moisture infiltration through foundation walls was limited to the visible conditions at the time of inspection and readily observable evidence of past problems.

Concerns

2.2.1 Cladding and Trim

TRIM: DAMAGE

 Concern

VARIOUS LOCATIONS AROUND THE EXTERIOR OF THE HOME

Wood trim damage was observed. Contact a contractor to evaluate and repair.

Recommendation

Contact a qualified professional.



2.3.1 Stucco

CONCERNS WITH STUCCO

 Low Level Concern

LOCATIONS ARE DESCRIBED BELOW

- 1. Some areas have been repaired. The information regarding these repairs should be obtained to ensure all areas of concern were properly addressed.
- 2. The EIFS does not maintain clearance to grade at the right side of the garage.
- 3. The stucco on the chimney crown is discolored. This does not appear to affect the functionality.

Recent testing and repairs have been performed. Consult with the stucco repairing contractor for further information regarding these items.

Recommendation
Contact a stucco repair contractor



2.4.1 Penetrations

CONCERNS WITH EXTERIOR PENETRATIONS

LOCATIONS ARE DESCRIBED BELOW

 Concern

There are concerns with the penetrations on the exterior walls:

- 1. There is an unsealed opening in the foundation wall behind the condenser unit on the left side.
- 2. The wood trim around the doors and windows should be kept caulked and painted to discourage water entry into the walls.

Consult with the appropriate qualified professionals to evaluate and repair as necessary.

Recommendation
Contact a qualified professional.



2.6.1 Flatwork

CONCRETE: SLAB SETTLEMENT

FRONT PORCH

There are indications of slab settlement. There is no evidence that this has an adverse effect on the functionality. The slab can be repaired (lifted) if desired; however, the need for repair is not critical for functionality. Any open joint should be sealed to discourage water entry and further settlement.

Recommendation

Contact a qualified professional.

 Low Level Concern



2.6.2 Flatwork

SURFACE: SETTLEMENT AND OFFSETTING

DRIVEWAY

The concrete at the outer end of the driveway has cracked and offsetting is present (potential trip hazard). This may have been caused by tree roots growing below the surface. Consult with a qualified professional for repair options.

 Concern

Recommendation
Contact a qualified professional.



2.7.1 Grading and Drainage

GRADING AND DRAINAGE CONCERNS

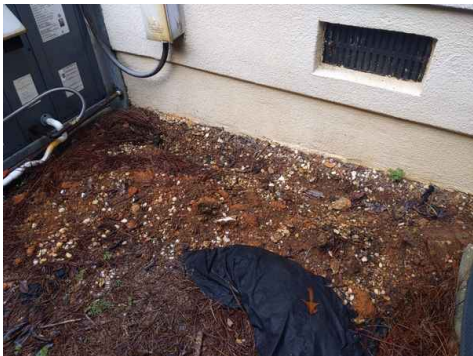
Concern

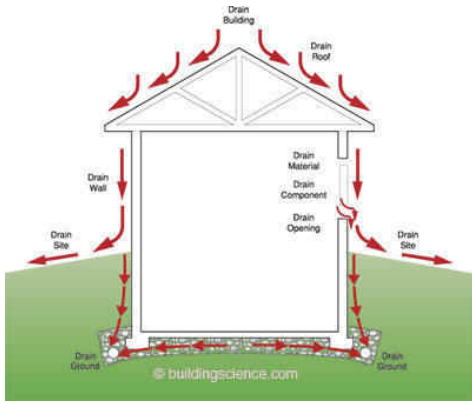
VARIOUS LOCATIONS

GRADING: Areas of the soil do not maintain proper slope away from the structure, DOWNSPOUTS: Gutter downspouts are discharging water near the structure

There are issues with watershed and/or ground drainage on the exterior of the building. These concerns are listed above and in the photographs. Improperly controlling water on the exterior can lead to water intrusion and structural issues. Water from the roof, exterior surfaces, and grounds should be diverted away from the exterior walls and foundation.

Recommendation
Contact a qualified professional.





General Water Management Concept

2.9.1 Deck

CONCERNS WITH DECK STRUCTURE

REAR

There are concerns with the deck structure:

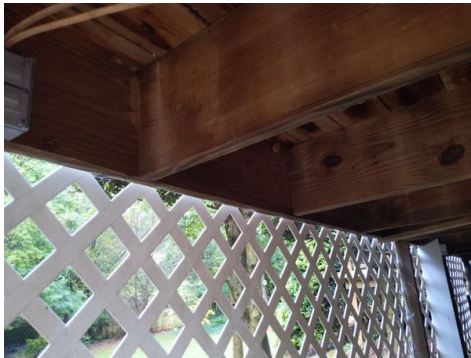
1. There are no hangers on the ends of various joists.
2. There are no guards in the rails at the screened area. Screening does not replace the necessity for guards in the openings.
3. Additional supports have been placed beneath the joists at the open area of the deck. These additional supports are installed in an unconventional manner (resting on cap blocks and attached to the sides of the joists).

Consult with a reputable deck contractor or qualified professional to make repairs on all items deemed necessary for the best safety and integrity.

Deck construction standards are suggested to follow the DCA6 prescriptive deck construction guide based on the International Residential Code. Download the PDF of this document at this link: [Click here](#).

Recommendation

Contact a qualified professional.



3: ROOF AND ATTIC

Information

General: Overview Photos

Overview of Roof Surface



General: Standard Roof System Inspection

Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, and mechanical and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included under the limitations tab/comments as necessary.

General: How the Roof Was Inspected
Ground, Drone, See Limitations

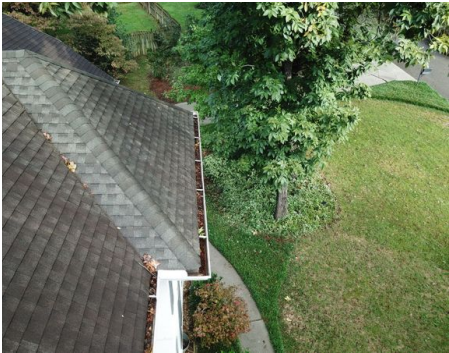
Asphalt Shingles: Details
Inspected, Dimensional, Age: 10-12

Asphalt Shingles: Underlayment
Present
Flashings and Penetrations: Details
Inspected

Gutter System: Details
Inspected

Gutter System: Gutter Cleaning
various locations

Debris needs to be removed from the gutters. This is a common homeowner maintenance item.



Ventilation: Details
Soffit Vents, Thermostatically
Controlled Fan

**Ventilation: Powered Ventilation
Fan/s**
Present, Not Operated (the
temperature was too low for the
fan to turn on)



Attic: Overview Photos
Overview of Attic Area/s



Attic: Description of Inspection of the Attic

Inspection of the attic includes observation of the following components (unless otherwise indicated): the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. We will note any obvious and readily visible signs of water intrusion in this report, and effort will be made to try to determine water entry is ongoing. However, it is not possible in all situations to verify.

Attic: Access Location
Closet

Attic: Method of Inspection
Fully Entered

Insulation and Air Sealing: Details
Type: Fiberglass, Value: R30+/-

Insulation and Air Sealing: Common Leak Locations

Understanding where the air is leaking into and out of the structure is the first step in proper insulating and air-sealing techniques to improve energy efficiency.



Framing System: Details
Inspected, Wood

Limitations

General

GENERAL LIMITATIONS AND PROCEDURES

The roof inspection portion will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the many different roof-covering materials installed over the years, this inspection does not include confirmation of proper installation. Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist.

Inspection Procedure: The roof system is not required to be walked on during a general home inspection, per the Tennessee Home Inspector's Licensing Board. Generally, we will view the roof from the ground and a ladder. The roof may be accessed and walked if deemed safe to do so by the inspector/s. We may also use a drone to view the roof surface. We will check the surface, penetrations, and drainage systems for evidence of significant deficiencies and signs of leaks during this inspection.

Future Leaks: This inspection is not a warranty against future leaks. Weather conditions can and do change, and leaks may arise that were not present the day of the inspection. These types of issues are expressly disclaimed from this inspection.

Age Estimates: Any listed age of a roof covering is strictly an estimate and is the opinion of the inspector based on the visible condition of the surface. Because we are not present when coverings are installed, we cannot verify the exact age.

Flashings: Many portions of the flashings are not visible and cannot be commented on. Any issues caused by parts of the flashing that are not visible are explicitly disclaimed from our liability.

Drone Inspections: We may use a drone to evaluate portions of the roof. The surface is not walked on when using a drone, and the roof coverings are not touched. The ability to locate damage below the surface and view the covering's fastening methods are limited with this inspection method.

Water Intrusion: If water enters the structure through the roof or an exterior surface, it can cause damage to the building materials, and mold growth can occur. Because visibility is limited in attic spaces and most wall cavities are enclosed and not visible, the extent of the water entry and any subsequent damage cannot be determined many times without destructive measures and disassembling the components. We did not perform any destructive actions or disassemble the building components during this inspection; therefore, we cannot be held liable for any damage that is not visible.

General

SPECIAL LIMITATIONS

Steep Pitch, High Access Point

There are special limitations that prevent full inspection of the roof system. Areas that are not visible during this inspection cannot be commented on and are explicitly excluded from this report. **If the listed limitations are not acceptable to you (the client), then you are advised to contact a reputable roofing company for further examination of the roof surface and its components.**

Asphalt Shingles

GENERAL LIMITATIONS AND PROCEDURES

Shingles are inspected to determine if there are any visible indications of significant deficiency, such as widespread deterioration, broken and loose shingles, evidence of previous leaks, or any other condition that may indicate a significant concern. We are not a professional roofing company and our inspections may not be as exhaustive as one performed by a licensed roofing professional.

Approximated Ages and Life Expectancies: Any approximated ages or life expectancies given in this report should not be considered as a guarantee or warranty. Shingles may be older or newer than what is listed and we cannot predict or determine when shingles will need to be replaced.

Underlayment: If possible, we may attempt to verify the presence of underlayment material. It is not possible to check all areas of the roof and this inspection does not guarantee that the proper underlayment is present in all areas.

Attic

GENERAL INSPECTION LIMITATIONS

Areas of the attic space are sometimes not fully accessible due to low clearance, air ducts restricting openings, unsafe conditions, fall hazards, unstable framing, etc. All attic spaces are accessed and inspected; however, full accessibility is impossible in some scenarios. When the attic areas are not fully accessible, these areas will be checked to the best of the inspector's ability with respect to personal safety and preserve the property's current condition. Areas that are not visible during this inspection cannot be commented on and are expressly disclaimed from this report.

Air Sealing: The openings into the home should be sealed to prevent the passage of air from the home's interior into the attic spaces. These openings are covered with insulation and not readily visible during a home inspection; therefore, the presence and adequacy of sealants and materials in the spaces cannot be commented on and are expressly disclaimed from our liability.

Insulation and Air Sealing

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

We are inspecting for the presence of insulation in the visible areas of the attic. We are not performing a comprehensive energy analysis of the insulation materials. Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed, and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Ventilation and insulation value are not calculated for adequacy or performance.

Framing System

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

As noted in the standards of practice, the roof framing system is not inspected for design or load calculations.

Concerns

3.4.1 Gutter System

NO GUTTER ON HIP ROOF

RIGHT SIDE



There is no gutter installed on the hip roof structure. This is common for this design. Installing gutters at this area could improve conditions by containing the water that runs off of the roof and carrying it away from the structure. Consult with a reputable gutter installation company if you wish to make this upgrade.

Recommendation
Contact a qualified professional.



3.6.1 Attic

CONCERNS IN ATTIC

ATTIC



There are concerns in the attic:

1. There is no insulation or weather stripping over the attic hatch.
2. There is an electrical wire routed near the attic hatch that is not protected from damage.
3. There is an electrical junction box near the attic hatch that does not have a cover plate.
4. The insulation is swept back on some areas of the ceiling in the attic. This reduces energy efficiency.

Contact a qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



4: GARAGE

Information

General: Overview Photos

Overview of Garage Area/s



General: Standard Garage Inspection

The garage inspection includes visual observation of the general condition of the walls, ceilings, and slab. Overhead garage doors that may be present will be tested for basic function using normal operating controls. Interior and exterior doors are inspected for condition and functionality.

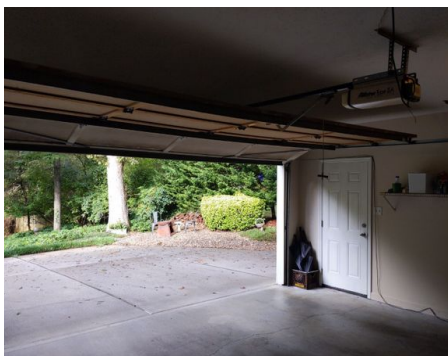
General: Accessibility

Some Storage Present, See Limitations

Overhead Door : Details

Inspected, Operated

Garage doors are tested following the DASMA Technical Data Sheet #167. This is a national standard for inspectors and consumers and is followed by most garage door manufacturers and installers. [CLICK HERE](#) to view the document.



Overhead Door : Warning Labels

Some Labels Missing

Required Warning Labels: 1. On or near the spring or bracket. 2. A general label on the back of the door. 3. Two labels attached to the door in the vicinity of the bottom corner brackets (this label is not required on doors with tamper-resistant bottom brackets). 4. Near the wall-push button control (if a manual opener is present).

Overhead Door : Wall Push-Button

Present

Wall Station Push-Button applications for electric overhead openers: 1. The wall push-button should be mounted at least 5 feet above any adjacent walking surfaces to keep it out of the reach of children. 2. The button should be within a clear view of the door. 3. The button should be safely away from all moving parts.

Overhead Door : Manual Release Handle

Present

UL 325 requires that the handle (or gripping surface) be colored red and be easily distinguishable from the rest of the operator system. The handle should be easily accessible and no more than six feet above the garage floor.

Overhead Door : Resistance Testing

Not Performed - See Explanation Below

The Tennessee Home Inspector Standards of Practice require all home inspectors to perform a resistance test for overhead garage door openers. *"The inspector shall report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing."* We perform resistance testing following DASMA and opener manufacturers' protocol.

Overhead Door : RESISTANCE TEST: Not Performed (Old Opener)

The opener on this door may not be equipped with a reversing mechanism, which would cause damage to the equipment if a resistance test is performed. Upgrading the opener can improve safety, as newer openers are equipped with reversing features (photocell and resistance sensors).

Walls and Ceiling: Details

Inspected

Walls and Ceiling: Drywall Stains

Staining was observed on the drywall in the garage. A moisture meter was used and there were no elevated levels of moisture detected at the time of this inspection.



Limitations

General

GENERAL LIMITATIONS

Stored Items: *Stored items restrict the visibility of some areas and components. Areas that are not visible cannot be commented on and are disclaimed from this inspection and report.*

Overhead Door

GENERAL LIMITATIONS AND TESTING PROCEDURES

Mechanical openers or manually operated doors are inspected for primary function (opening and closing) and determine any obvious safety concerns. Cosmetic concerns that do not affect the functionality of the door will generally not be reported. We cannot predict the future performance of the door and its components.

Concerns

4.2.1 Overhead Door

CONCERNS WITH GARAGE DOOR/S

GARAGE



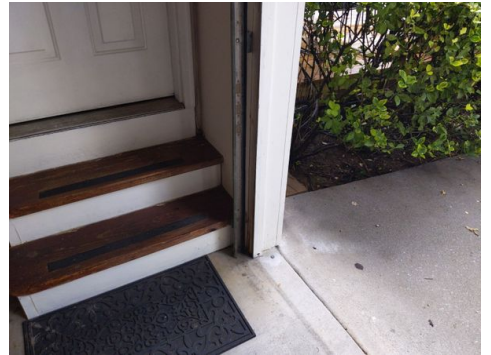
There are concerns with the garage door/s:

1. Due to the age of the opener, there are no photocell sensors installed at the bottom of the garage door. The current industry standards require photocell sensors on doors with overhead openers for safety purposes. Upgrading the opener to a newer model is suggested to improve safety and ensure functionality.
2. The wood door panels are weathered.

Consult with a reputable overhead garage door company and/or qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



5: INTERIOR

Information

General: Overview Photos

Overview of Interior Areas



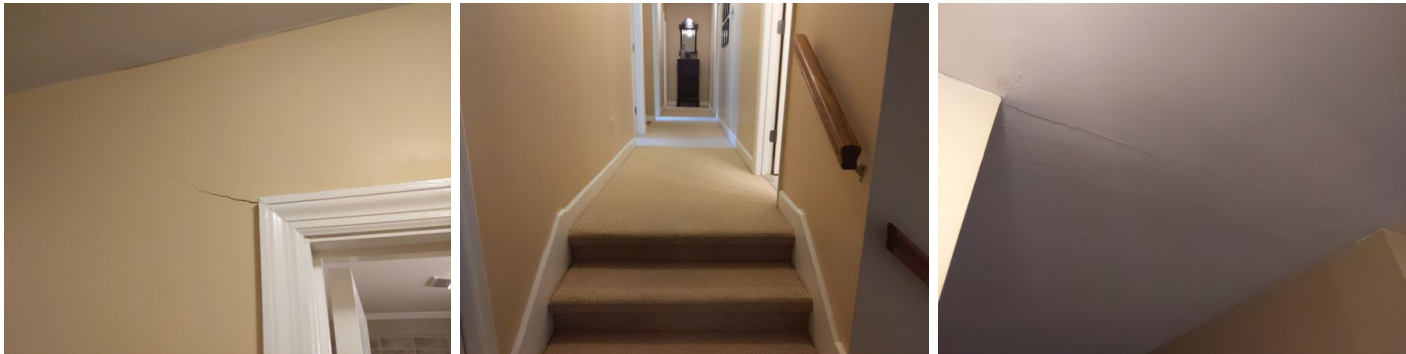
General: Standard Interior Inspection

The interior finishings and components are inspected for signs of obvious defects. Doors and windows are operated. Walls, ceilings, and floors are observed for signs of moisture and obvious concern. Stairways and railings are checked for visible safety concerns. Countertops and cabinets are checked for signs of abnormal conditions and obvious defects. **Cosmetic concerns are not a part of this inspection. If there is a cosmetic concern noted in this report, it will be listed as such and noted as an informative item only.**

General: Settlement Concerns

There are indications of settlement at various locations (i.e. floors are not level in some areas, cracks in the drywall, drywall repairs).

There are structural repairs that have been performed in the crawlspace. Obtain the documentation from the structural engineer and repairing contractor for further information.



Doors: Details
Inspected

Walls and Ceilings: Details
Inspected

Walls and Ceilings: Settlement Cracks, Nail Pops, and/or Loose Tape Joints

There are settlement cracks, loose tape joints, and nail pops observed in the drywall.

Windows: Details
Inspected

Floors: Details
Inspected

Countertops & Cabinets: Details
Inspected

Smoke and Carbon Monoxide
Alarms: Smoke Detectors
Present

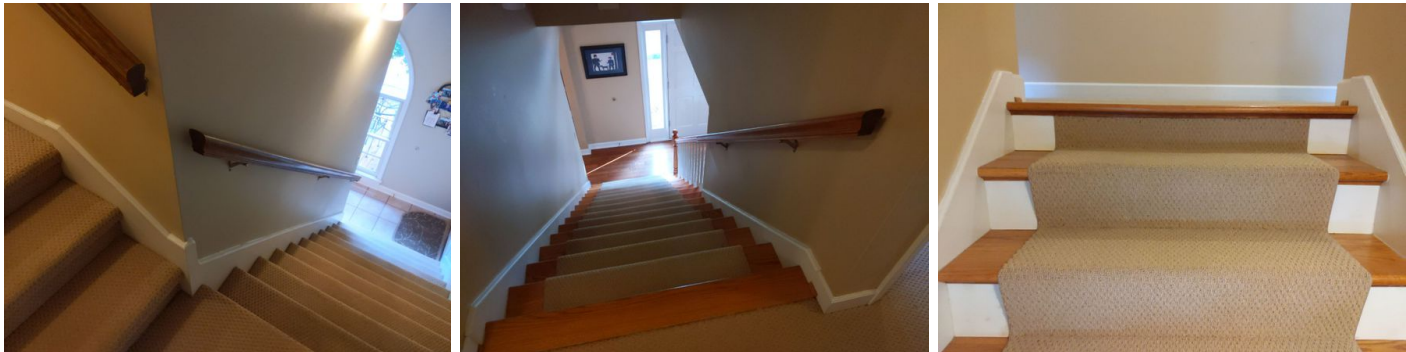
Smoke and Carbon Monoxide
Alarms: Carbon Monoxide Alarms
None Located

Stairways and Railings: Details
Inspected

Stairways and Railings: Concerns with Stairs and/or Rails

- Some aspects of the stairs and/or railings do not adhere to the current industry standards.
1. The staircase handrail does not return to the wall. This presents a safety hazard due to the potential for clothes or items to "catch" on the end of the rail and cause a fall on the staircase. According to current industry standards, handrail ends should be returned or should terminate in newel posts or safety terminals.
 2. The riser height of the stairs varies. According to current industry standards, the greatest riser height within any flight of stairs should not exceed the smallest by more than 3/8 inch.

Although this inspection is not intended to enforce adherence to any standard, the lack of conformity to the current industry standard may present a safety hazard. A qualified individual or company can make upgrades to improve safety if desired. *(Reference R311 and R312)*



Thermal Imaging: Details

Selective Scan Complete

General Information About Thermal Scanning: If a thermal scan is performed, we will use a thermal imaging camera to view the interior surfaces. The use of thermal imaging equipment can help to find issues that may not be visible to the naked eye; however, thermal imaging equipment is inherently limited to visual surface temperatures and will not allow us to "see inside of walls." Many conditions will affect the use of thermal imaging equipment, such as outside temperatures, interior temperatures, weather conditions, recent operation of HVAC and plumbing equipment, and many other factors that are not in our control. We should also state that this method of inspection is not an energy analysis.



Limitations

General

GENERAL LIMITATIONS AND PROCEDURES

Cosmetic Items: Concerns that are cosmetic in nature (i.e., do not affect the integrity of the structure or functionality of the home and its components) are not requirements of The State of Tennessee Home Inspector's Licensing Board and are generally not commented on. If a cosmetic item is listed in this report, it will be noted as such.

Personal Belongings: Personal belongings that are present restrict full visibility of some areas. Areas that are restricted from visibility can not be commented on and are specifically disclaimed from this report.

Floor Coverings, Walls, and Ceilings: Carpet, hardwood, tile, vinyl, laminate, drywall, paneling, etc., are floor and wall coverings that may be present. Coverings are inspected for the general condition in relation to the home. Common wear-and-tear should be assumed in any previously occupied home. Concerns that are considered to be cosmetic in nature are not required to be commented on.

Windows

GENERAL WINDOW LIMITATIONS AND INSPECTION PROCEDURES

A representative number of windows are operated (for the basic functionality of opening and closing) as part of this inspection.

Faulty Thermal Seals: The visibility of faulty thermal seals is not possible in all situations. Variables such as accessibility to the windows, time of day, weather conditions, cleanliness of windows, indoor and outdoor temperatures, etc. will affect the ability to detect a faulty seal. Because a standard inspection typically lasts between 2 and 4 hours, some windows that have a faulty seal may not be visible during the inspection and are explicitly disclaimed from this report.

Window Treatments: The condition and functionality of blinds, shades, shutters, or any other window treatments are not a requirement of this report according to the State of Tennessee Licensing Board and will not be inspected. Any issues with the window treatments are disclaimed from this report.

Thermal Imaging

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

Selective Scan: This method of scan is used at the discretion of the inspector in areas that are common locations where concerns may arise. This method of scan does not include all of the surfaces and components. This service should not be considered an in-depth analysis of all interior conditions' thermal images.

Full Thermal Scan: This scan method will view all of the interior surfaces with a thermal camera in an attempt to find anomalies that may indicate an issue. This inspection method is our most in-depth method; however, this inspection has limitations and variables. It is impossible to locate some issues depending on all of the variables and the inherently limited nature of thermal imaging.

Concerns

5.2.1 Doors

CONCERNS WITH INTERIOR DOORS

VARIOUS LOCATIONS

There are concerns with the interior doors:

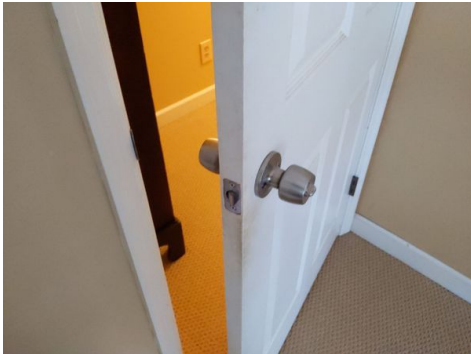
- 1. Various doors do not latch.
- 2. One of the bedroom doors will not stay open.

Contact a qualified professional to make all of the necessary and desired repairs.

Recommendation

Contact a qualified professional.

 Low Level Concern



5.3.1 Walls and Ceilings

STAINS [INQUIRE]

FRONT WALL IN THE UPPER LEVEL HALL CLOSET, GARAGE CEILING

There is visible staining/damage that appears to have been caused by moisture intrusion or leaks. A moisture meter was used and did not show elevated readings in the affected area at the inspection time. The lack of elevated readings may indicate that the source of the moisture has been corrected or that it may only occur under certain conditions. Please consult with the seller about the staining as they would typically have firsthand knowledge of why the stain is present and what repairs were carried out to address it. If they are unsure of the staining or repairs, it would be prudent to have a qualified professional evaluate the subject area and make repairs if deemed necessary.

Recommendation

Contact the seller for more info

 Low Level Concern





5.3.2 Walls and Ceilings

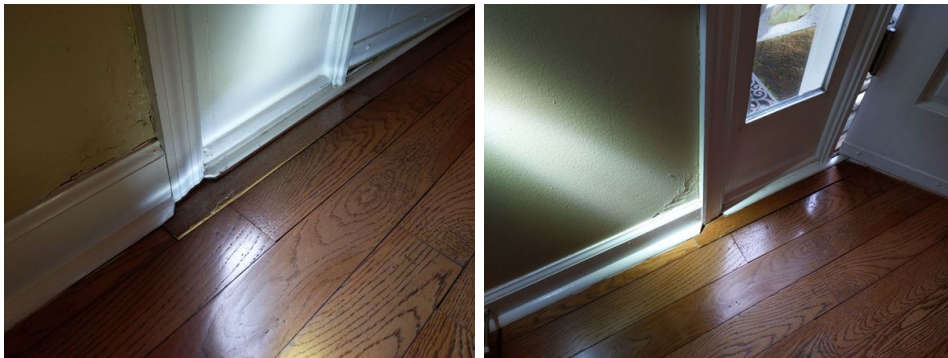
REPAIRS [INQUIRE]

NEAR THE FRONT DOOR

There is evidence of past repairs. Consult with the owner for information regarding any previous issues and any repairs that have been performed.

Recommendation

Contact the seller for more info



5.4.1 Windows

CONCERNS WITH WINDOWS

VARIOUS LOCATIONS

There are concerns with the windows:

1. Windows with failed thermal seals are present (three around the front door and one in the round top window in the kitchen area). This condition will cause condensation between the two thermal panes. The visibility of faulty thermal seals is not possible in all situations. Variables such as accessibility to the windows, time of day, weather conditions, cleanliness of windows, indoor and outdoor temperatures, etc., will affect the ability to detect a faulty seal. Therefore, we can only comment on the conditions that were visible at the time of our inspection. All windows should be carefully reviewed when obtaining estimates for repairs.
2. The majority of the windows are stuck and would not open.
3. Some of the lock mechanisms are loose.
4. There is rot/damage on the wood trim/casing at various locations.

Contact a reputable window company or qualified professional for further review and repair.

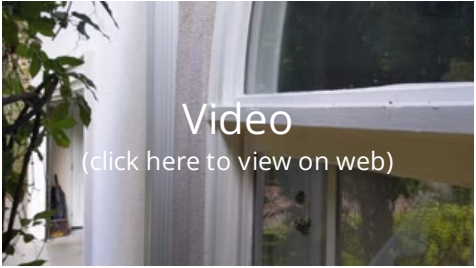
Recommendation

Contact a qualified professional.





1 - Front door



5.4.2 Windows

TEMPERED / SAFETY GLASS NOT INSTALLED

Windows above bathtub

Windows are present that do not have tempered glass or safety glazing. According to current industry standards, tempered / safety glass is required for windows in specific hazardous locations. Most windows that are tempered are etched with identifying markings. If these markings are not present, the window is likely not tempered, which presents a potential safety hazard. We have identified the windows of concern in the photographs and the location descriptions. Consult with a window company to make any desired repairs or upgrades deemed necessary.

Reference IRC: R308.4

Recommendation

Contact a qualified professional.

 Low Level Concern

TABLE 29 REQUIRED SAFETY GLAZING LOCATIONS [308.4]		
	Location	Exceptions
1	Glazing in doors F52.53	1. Openings that would prevent passage of a 3-in. sphere 2. Decorative glass
2	Sidelites where any part of glass within 24-in. arc of the door in closed position & < 60 in. above floor or standing surface F52	1. Decorative glass 2. When protected by intervening barrier 3. Glass perpendicular to door other than on hinge side toward which door swings ^{5A} F53 4. When door only serves closet ≤ 3 ft. deep 5. Glass adjacent to fixed side of patio doors
3	Walk-through hazard: > 9 sq. ft. & lowest edge < 18 in. from walking surface & upper edge > 36 in. above walking surface & < 3 ft. horizontal from walking surface F52	1. Decorative glass 2. When protected by min 1½-in.-high horizontal rail, 34–38 in. above walking surface w/ rail able to resist 50-lb. force w/o contacting glass 3. Outboard panes ≥ 25 ft. above grade, roof, or other surface below
4	Railings, including infill	None
5	Wet surface areas: Glass < 60 in. above standing or walking surfaces & in walls, enclosures, or fences facing or containing pools, spas, hot tubs, tubs, showers, saunas, or steam rooms F53	Glazing > 60 in. horizontally from water's edge or edge of shower, sauna, or steam room F53
6	Glass adjacent to stairways, landings & ramps within 36 in. horizontally of walking surface & < 36 in. above walking surface	1. When protected by min 1½-in.-high horizontal rail 34–38 in. above walking surface w/ rail able to resist 50-lb. force w/o contacting glass 2. When > 18 in. horizontally from a railing meeting req's of an open-stair guard
7	Glass within 60 in. horizontal 180° arc of bottom tread of stairway when glass < 36 in. above landing	When > 18 in. horizontally from a railing meeting req's of an open-stair guard



5.5.1 Floors

CONCERNS WITH FLOORS

Concern

There are concerns with the floors:

- 1. Areas of the floor are not level.
- 2. The hardwood floor is cupped on the main level. This may be related to humidity issues in the crawlspace.

Consult with the appropriate qualified professionals to evaluate and repair as necessary.



Recommendation

Contact a qualified professional.

5.7.1 Smoke and Carbon Monoxide Alarms

CONCERNS WITH LIFE SAFETY COMPONENTS

Low Level Concern

SMOKE: Detectors are present that are over 10 years old, CO: There are no carbon monoxide detectors installed

There are concerns with life safety components (smoke detectors and/or carbon monoxide detectors). The necessary repairs or upgrades are suggested to be made for the safety of the occupants.

CARBON MONOXIDE ALARMS: Follow the suggested installation information provided by the manufacturer and the National Fire Protection Agency at this link: [Click Here](#).

SMOKE DETECTORS: Follow the suggested installation information provided by the manufacturer and the National Fire Protection Agency at this link: [Click Here](#).

Recommendation

Contact a qualified professional.

Smoke Alarms

at Home

SMOKE ALARMS ARE A KEY PART of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

SAFETY TIPS

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. Install alarms in the basement.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.

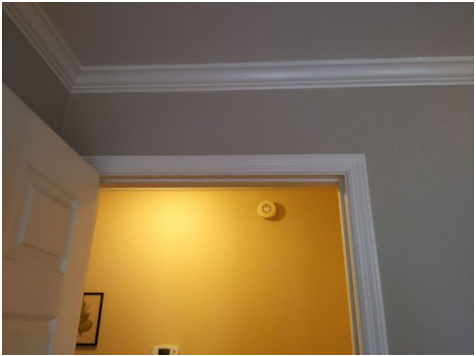
FACTS

- 1 A closed door may slow the spread of smoke, heat, and fire.
- 1 Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level. Smoke alarms should be connected so when one sounds, they all sound. Most homes do not have this level of protection.
- 1 Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms or no working smoke alarms.

Illustration of a person using a fire extinguisher.

NATIONAL FIRE PROTECTION ASSOCIATION
The leading organization and knowledge resource on fire, electrical and related hazards

efpa.org/education ©NFPA 2018



6: APPLIANCES

Information

General: Overview Photos

Overview of Appliances



General: Standard Appliance Inspection

The present appliances are operated/inspected using normal operating controls and are tested for basic functionality only. Special features and components are not tested and are not commented on. We will list only the notable deficiencies with major functional components **in this report**.

Cooktop and Oven: Cook Top Details

Inspected, Operated



Cooktop and Oven: Oven Details

Inspected, Operated



Dishwasher: Details
Inspected, Operated**Refrigerator: Details**
Inspected, Operated**Garbage Disposal: Details**
Inspected, Operated**Range Hood: Details**
Inspected, Operated, Downdraft**Microwave: Details**
Inspected, Operated**Washer and Dryer: Details**
Not Operated**Washer and Dryer: Washing
Machine Drain Piping**
Not Tested

Limitations

General

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

Special features: The special features on the appliances are not operated or tested. All appliances are tested for basic functionality only. We cannot predict future conditions. Components that are shut down (beyond normal basic on/off controls) are generally not made operable.

Cooktop and Oven

GENERAL LIMITATIONS AND TESTING PROCEDURES

Cooktops: Burners and elements are turned on to verify that heat is produced. The accuracy of temperature controls are not verified.
Ovens: Oven elements and/or burners are turned on to verify that heat is produced. The self-cleaning features are not operated, and the accuracy of temperature controls are not verified.

Refrigerator

GENERAL LIMITATIONS

Refrigeration units are not required to be inspected according to the state of Tennessee Home Inspector Licensing board. Any information regarding refrigeration systems is offered as a courtesy only. The inspection of the refrigerator is limited to verification that the unit is cooling. The accuracy of the internal temperatures is not verified. Special features and components are not inspected.

Washer and Dryer

GENERAL LIMITATIONS AND TESTING PROCEDURES

These appliances will not be operated unless specifically requested and agreed to prior to the inspection. If a washer or dryer is operated, the inspection is limited to basic functionality only. Washers would be operated through a rinse cycle and drained. Dryers would be turned on temporarily to verify the basic operation of the tumbler, heating element, and functionality of the vent.
OVERFLOW DRAIN (if present): Testing the functionality of the overflow drain for the washing machine is beyond the standards of practice and was not verified.

Concerns

6.2.1 Cooktop and Oven

BUTTON COVERS BROKEN
KITCHEN

 Low Level Concern

The button covers for the control panel are broken. The unit was functional at the time of this inspection. The covers can be repaired as desired.

Recommendation
Contact a qualified appliance repair professional.



6.6.1 Range Hood

DOWNDRAFT DUCT DAMAGED
KITCHEN

 Concern

The downdraft duct in the cabinet is damaged. The duct should be routed with rigid sheet metal material to the exterior.

Recommendation
Contact a qualified professional.



7: PLUMBING

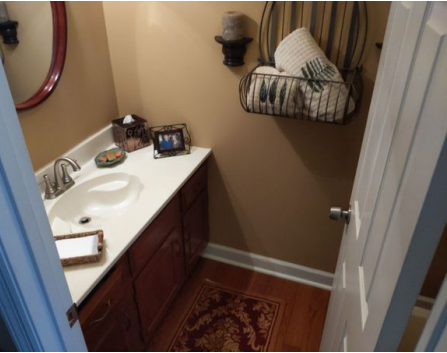
Information

General: Standard Plumbing System Inspection

The plumbing system is evaluated for general functionality. Fixtures (sinks, toilets, showers, etc.) are operated using normal controls unless otherwise specified. Waste and supply piping is inspected for functionality, and the types of pipes that are visible will be reported. Water heaters are inspected for functionality (not performance) - the age of the heater will be reported for your convenience if readily available. Jetted tubs are operated unless otherwise specified.

The source of the wastewater disposal is not verified as a part of this inspection.

General: Bathroom Photos



Water Supply and Distribution Piping: Water Supply Source
Local Municipality

Water Supply and Distribution Piping: Main Shut Off Valve
Location: Crawlspace, Pressure Regulating Valve Present

Water Supply and Distribution Piping: Supply Material (Pipe Entering Structure)
Pex



Water Supply and Distribution Piping: Distribution Material (Piping Within the Structure)
Copper

Water Supply and Distribution Piping: Static Pressure
50-60PSI

Static water pressure is recommended to be between 40-80 PSI.



Water Supply and Distribution Piping: Functional Flow

Verified

"Functional flow" is defined as a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Water Supply and Distribution Piping: Flow Rate Reading

Ideally, water flow should be between 6-13 gallons per minute. The readings taken represent the conditions at the time of the inspection.



Waste Piping and Drain System: Material Inside of Structure

PVC

Waste Piping and Drain System: Material Exiting the Structure

PVC

Water Heater: Details

ENERGY SOURCE: Gas, MFR Date: 2021

Common life expectancy for water heaters is 10-15 years for most units.



Water Heater: Expansion Tank

None Located

Expansion tanks are required on closed plumbing systems according to current industry standards and by most water heater manufacturers. An expansion tank accounts for thermal expansion when heating and storing water. Expansion tanks should be serviced annually.

Reference 2021 UPC: 608.3

Water Heater: Maximum Registered Temperature
131-139F

For Storage Tank Heaters: The temperature in the water heater should be set at least 120 degrees F. Ideally, temperatures closer to 140 degrees F are more desired to kill bacteria growth; however, at these temperatures, severe scalds can happen within a matter of seconds. A mixing valve can allow water heater temperatures to be set high enough to kill bacterial while delivering safer water temperatures to the fixtures.



Interior Fixtures: Details
Inspected

Enclosures: Details
Inspected

Limitations

General

GENERAL LIMITATIONS

Understand that we are testing for the basic functionality of the system and its components. This inspection will not be as in-depth as if a licensed plumber performed it. **If you have specific plumbing concerns, then please bring them to our attention and consult with a licensed plumber for further information.**

Water Supply and Distribution Piping

GENERAL LIMITATIONS AND TESTING PROCEDURES

Testing of the Water Supply: Plumbing fixtures are operated simultaneously to mimic normal living conditions. While testing during the inspection is thorough, it is impossible to recreate all of the conditions present in an occupied home. Water pressure and flow may fluctuate at certain times of the day. In addition, hot water may be delayed in reaching some fixtures in the home. If there are indications of these concerns during the inspection, they will be noted in the report. However, for most occasions, it is not possible to detect these items during an inspection.

Water Supply Valve Operation: Water supply and shut-off valves were not turned on or off during this inspection unless otherwise noted. As mentioned in your inspection contract, turning valves on that were previously turned off is not part of the standards of practice.

Water Piping Materials: The supply and waste piping sections may be located inside walls or floors and are not readily visible. In addition, insulation may cover some of the piping, which also restricts the visibility. Issues with sections of piping that are not visible cannot be commented on and are excluded from our liability.

Waste Piping and Drain System

GENERAL LIMITATIONS AND TESTING PROCEDURES

Emergency Overflow Testing: The emergency overflow drains are not a part of the standards of practice and were not tested during this inspection. It would be best to exercise care in filling tubs and sinks not to allow water into the overflow. While they will likely drain away most of the water, some leaking around the gaskets may occur. You can have a plumber check the gaskets and repair them if this is of concern to you.

Functional Drain Testing: A large amount of water was operated during the inspection to test the piping, fixtures, and waste drainage system (unless otherwise stated). A portion of the drainage piping is below the ground and is not fully visible without using a sewer scope system (which is not a part of this inspection). A sewer scope inspection can reveal issues with the waste piping below the soil that may not have been visible during the inspection. Readily visible issues with the drainage system will be listed in the report. If you wish to have a more invasive inspection of the waste piping that is not visible, you are advised to contact a reputable plumbing company to have the piping scoped.

Water Heater

GENERAL LIMITATIONS AND TESTING PROCEDURES

Water heaters are tested for basic functionality only. A temperature reading is taken with a thermometer or infrared camera from at least one fixture to verify that hot water is produced. The tank is inspected for signs of obvious defects such as leaking, damage, or indications of malfunction. We cannot verify that heaters will perform adequately based on the occupants' usage. Peoples/family's needs will vary, and we cannot predict if the system will function in a way that meets all of those different needs. Tankless Water Heater Sizing is not included in this inspection (unless specified in the report). A plumber can help to verify if a tankless system is sized appropriately for the facilities. Because of the multitude of manufacturers and types of heaters on the market, we cannot confirm or verify if units are installed to the manufacturer's specifications. We do not evaluate wait time for hot water at fixtures or perform testing of any kind on water-heater elements.

Interior Fixtures

GENERAL LIMITATIONS AND TESTING PROCEDURES

Fixtures are tested for basic functionality only (turned on to verify the water flowed and turned off). The flow at the fixtures is not quantified, and testing beyond these basic functions is not performed.

Enclosures

GENERAL LIMITATIONS AND TESTING PROCEDURES

Bathroom enclosures (including tubs, inserts, shower stalls, etc.) are inspected for basic functionality and visible defects. Fixtures are operated inside enclosures (faucets, sprayers, and showerheads), and water is sprayed on the surfaces (unless otherwise stated in this report). There could be damage in tub and shower stall surfaces that is difficult to see without special equipment and is not readily visible during an inspection for basic functionality. Some issues will not be apparent unless a person is standing inside the enclosure or a tub is filled with water. We do not stand inside enclosures for testing purposes. Shower stall pans may leak if the drain is blocked and the pan is filled with water. We do not plug shower stall drains to leak test the pan. These limitations are not within the scope of this inspection and are explicitly disclaimed from our liability.

Concerns

7.4.1 Water Heater

 Concern

CONCERNS WITH WATER HEATER

GARAGE

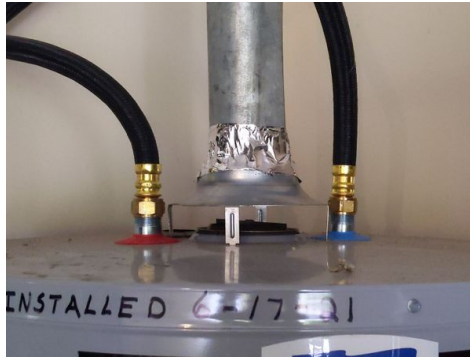
There are concerns with the water heater:

- 1. The water heater temperature and pressure valve does not meet the recommended standards for installation (the drain does not extend far enough to the floor and PVC is not an approved pipe for this application).
- 2. Tape has been applied to the appliance vent piping. Tape is not a proper form of installation or repair. If the fittings on the pipe are correctly installed, the tape does not need to be applied.
- 3. The gas vent does not maintain proper clearance to the water piping insulation.
- 4. There is no expansion tank installed on the water piping. According to current industry standards and by most water heater manufacturers, expansion tanks are required on closed plumbing systems, independent of the type of water heater being used. An expansion tank accounts for thermal expansion when heating and storing water. *Reference 2021 UPC: 608.3*
- 5. The water heater is installed on a wood block. This is not a preferred material for water heater stands (a non-combustible material is suggested). In addition, the center of the platform is sagging, which may indicate that the old water heater leaked and damaged the framing.

Contact a plumber and/or qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



7.6.1 Interior Fixtures

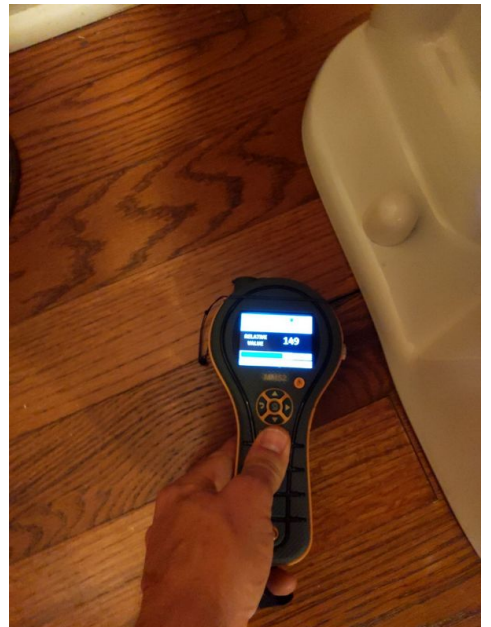
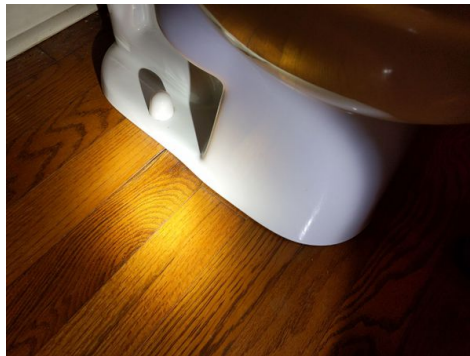
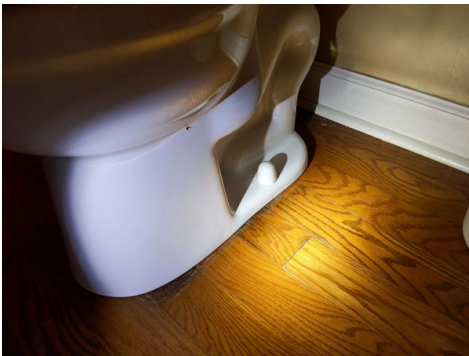
TOILET: LOOSE / NOT SECURED

HALF BATHROOM

The toilet is not secured tightly to the floor. This raises the potential for leaks at the seal. Necessary repairs should be made to secure the toilet and ensure there are no leaks or underlying concerns.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

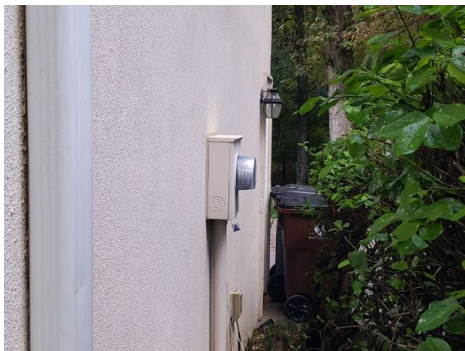
Information

General: Standard Electrical System Inspection

The inspection of the electrical system includes observation of the service entry location and wire material. Distribution panels are inspected as well as branch wiring material. A representative number of fixtures (switches, lights, ceiling fans) are inspected and accessible GFCI devices are tested for normal operation. Smoke detectors are tested by pushing the test button.

Service Entrance : Electrical
Service Conductors
Below Ground

Service Entrance : Meter Location
Right Side



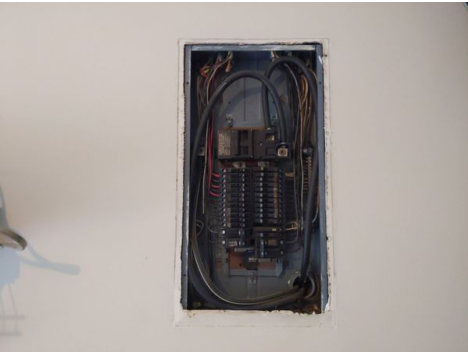
Service Entrance : Main
Disconnect Location
At Main Panel Box

Service Entrance : Electrical
Service Capacity
200 Amps

Grounding and Bonding: System
Grounding Source
Ground Stake

Distribution Panel: Details

Main Panel, Breakers, 200 Amps, Brand: Challenger



Branch Wiring: Type
Copper, NM Jacket

Receptacles: Details
Inspected, Three Prong
(Grounded)

Lights and Switches: Details
Inspected

Lights and Switches: Lights Not Working

garage

There are lights that are not working. It is likely that the bulbs are burned out. We suggest the bulbs be replaced so that you can verify the operation.



GFCI & AFCI: Details

Inspected

GFCI & AFCI: Unable to Verify GFCI Protection in Some Areas

We could not verify GFCI protection at some locations. An electrician can help to verify protection at all necessary locations.



Appliance Disconnect : Details

Inspected

Limitations

General

LIMITATIONS AND INSPECTION PROCEDURES

The inspection of the electrical system is not technically exhaustive as it would be if performed by a licensed electrician. **If you have specific concerns about the electrical system, please bring them to our attention or consult with a licensed electrician for a comprehensive review.**

Security Systems: Inspecting security systems is not a part of the Standards of Practice of the Tennessee Home Inspection Licensing Board. Consult with a reputable security company for further information regarding the operation and monitoring of a security system.

Low Voltage Wiring: Low voltage wiring and components are not inspected. Wiring Inside of Walls: Wiring inside of walls is not visible and cannot be commented on. All of the wire types that may be present in the walls cannot be determined.

Ceiling Fans: Ceiling fans are tested for basic functionality only (verifying the fan blades spin when the fixture is turned on). According to the State of Tennessee Licensing Board, we should inspect 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. "Representative number" is defined in this report as at least one receptacle and light switch per room. Furnishings and storage can restrict the accessibility to some fixtures and receptacles. Personal belongings are not moved to test fixtures. The purpose and operation of all of the light fixtures may not be verified as a part of this inspection.

Concerns

8.4.1 Distribution Panel



Low Level Concern

DOUBLE TAPPED NEUTRAL

GARAGE

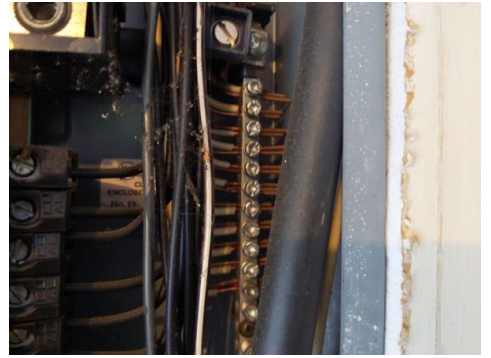
The electrical panel has neutral wires present that are sharing a terminal with other wires. Grounded (neutral) conductors are to be isolated (not sharing a terminal with any other conductor).

This item does not affect the functionality of the system and can be repaired as necessary (in context with other electrical repairs that may be performed).

[Click here](#) for further information regarding this item.

Recommendation

Contact a qualified electrical contractor.



8.7.1 Lights and Switches



Low Level Concern

CONCERNS WITH THE LIGHTS AND SWITCHES

LOCATIONS ARE DESCRIBED BELOW

There are concerns with the lights and switches:

1. The purpose of the switches at the rear deck were not determined.
2. The ceiling fan paddles at the rear deck are sagging.
3. The dimmer switch is hot to the touch. This is typically an indication that the switch is not properly rated for the circuit or the wattage of the bulbs is too high. Consult with an electrician for repair.

Consult with a licensed electrician and/or appropriate professionals to make all of the necessary repairs to ensure proper safety and functionality.

Recommendation

Contact a qualified electrical contractor.



9: HVAC

Information

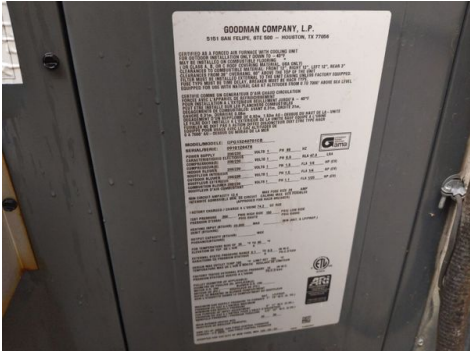
General: Standard HVAC System Inspection

Inspection of heating and cooling systems typically includes a visual examination of readily observable components for condition and system testing for proper operation using normal controls. Report comments are limited to the identification of common requirements and deficiencies.

Central System: Packaged System

Area Served: Main Level, Cooling Source Fuel: Electricity, Heat Working, Cooling Working, Tons: 2

PACKAGED UNIT EQUIPMENT INFORMATION			
Brand: Goodman		MFR Date: 2009	



Central System: Split System

Area Served: Upper Level, Cooling Source Fuel: Electricity, Heat Source Fuel: Gas, Heat Working, Cooling Working, Tons: 2.5, Thermostat: Upper Hall

SPLIT SYSTEM EQUIPMENT INFORMATION			
AIR HANDLER		CONDENSER	
Brand:	Goodman	Brand:	Goodman
MFR Date:	2012	MFR Date:	2012



Central System: Condensate Disposal

Exterior: Left Side

Central System: Component Nearing or Exceeded Life Expectancy

The average life expectancy for most HVAC systems and components is 10-15 years. There are components present that are nearing or have passed the average service life. We suggest that you obtain a home warranty (if applicable), along with budgeting for repairs or replacement. Also, have the unit/s serviced by a reputable HVAC contractor to ensure there are no underlying issues with the system.

Ducts: Materials

Insulated, Flex

Ducts: Filter/s

Inspected

**Bathroom Vents: Details**

Inspected

The bathroom exhaust vents are discharging into the attic. The current industry standard is for bathroom exhaust vents to discharge to the exterior. [View this video for more information.](#)

Dryer Vent: Material

Not Visible

Kitchen Exhaust Vent: Details

Inspected

Fireplace: Details

Fuel: Wood, Gas Starter

**Fireplace: Details**

Fuel: Gas, Functionality: Gas Logs
Operated

Chimney: Details

Inspected, Serves: Fireplace

**Chimney: Level 2 Inspection**

The National Fire Protection Agency recommends a Level 2 inspection of chimneys if there is a sale or transfer of property. Reference NFPA 211 - 15.4.1 (3).

No specialty tools (i.e., demolition equipment) are required to open doors, panels, or coverings in performing a Level 2 inspection. A Level 2 inspection will include a visual inspection by video scanning or other means to examine all flue liners' internal surfaces and joints incorporated within the chimney. A Level 2 inspection will not include removing or destroying permanently attached portions of the chimney or building structure or finish.

Read more about Level 2 inspections at this link: [Click Here](#)

Contact a chimney company to have a Level 2 inspection performed.

Gas Appliance Vents: Details
Inspected

Natural Gas Meter: Meter Location
Left Side



Limitations

General
GENERAL LIMITATIONS AND TESTING PROCEDURES

This inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor.

General: HVAC systems are tested for basic functionality only. Adequacy of the system, sizing of the units and ductwork, design of systems, and performance beyond basic operation is not a part of this inspection. If this is of concern to you then you are advised to consult with a reputable HVAC company.

Heat Exchangers (applies to furnace units): Inspection of heat exchangers on furnace units is limited. Much of the burners/exchanger is restricted from view without dismantling of the unit. According to the TN home inspection standards of practice, dismantling the unit is not part of a home inspection. Any issue with the exchanger (or any other component) that is not readily visible is specifically disclaimed from this report and our liability.

Temperatures Restricting Operation: Cooling systems cannot be operated when the outdoor temperature is below 60 degrees (F) at the time of the inspection. Operating compressors when the outdoor temperature is below 60 degrees can result in damage to the compressor. If the cooling system was not operated, it will be listed in the report.

Emergency Overflow and Shut Off Devices: Emergency drains, overflow pans, and shut off devices are not tested for functionality.

Fireplace
GENERAL LIMITATIONS AND INSPECTION PROCEDURES

Flue Visibility and Condition: The visibility of the flue is limited. We can comment only on the visible sections of the flue.

Gas Log Sets: There are many different types and manufacturers of gas log sets. Because of this, it is not possible to determine the manufacturer's specifications and installation requirements. If this is a concern to you, you should consult with a reputable fireplace company for further information.

Wood Burning Performance: We do not ignite fires or determine the performance of wood-burning fireplaces.

Annual Cleaning: Wood-burning fireplaces should be cleaned/serviced annually.

Chimney
GENERAL LIMITATIONS AND INSPECTION PROCEDURES

The majority of the chimney flue and chase are not visible in the scope of this inspection. Limitations especially apply for the middle sections of flues, where there is no visibility in most situations. We cannot verify that chimneys will draft properly. We cannot verify that all sections of the flue are installed correctly and safely. Due to changes in installation methods over the years and the variation in different manufacturer requirements, we cannot identify and diagnose all installation errors that conflict with code standards and manufacturer installation standards. Issues with the flue or chase that are not visible are disclaimed from our liability.

We view the flues from the bottom and top unless access is limited or restricted. We will view chases where accessible and readily visible. We will comment on issues that are readily visible and deemed significantly deficient.

Gas Appliance Vents

GENERAL LIMITATIONS AND TESTING PROCEDURES

Only the visible portions of gas appliance vents can be inspected and commented on. We will comment on any indications of damage to the vent piping or signs of improper drafting. We do not verify that vents are designed, sized, and installed according to the manufacturer's specifications. Any issues that are present with vent pipes that are not readily visible are disclaimed from our liability. We do not test the drafting capabilities of gas vents. A mechanical contractor can provide a more in-depth inspection of gas vent piping.

Gas Piping

GENERAL LIMITATIONS AND TESTING PROCEDURES

Gas piping is inspected for readily visible and obvious defects. This inspection does not include evaluating the design and sizing of gas piping, nor does it include testing gas piping with a sensing device to check for leaks. If these testing methods concern you, we suggest that you contact a specialist for a more in-depth inspection of the gas piping. Items that are not included in this inspection are disclaimed from our liability.

Concerns

9.8.1 Chimney

METAL CAP RUSTED

REAR SIDE OF HOME

There is rust on the metal cap on top of the chimney flues. This could cause staining to the roof and siding. The caps are suggested to be repaired or replaced as deemed necessary.

Recommendation

Contact a qualified professional.

 Low Level Concern



9.9.1 Gas Appliance Vents

CONCERNS WITH GAS APPLIANCE VENTS

ATTIC AND GARAGE

There are concerns with the gas appliance vents:

- 1. Tape has been applied to the appliance vent piping in the attic and the garage. Tape is not a proper form of installation or repair. If the fittings on the pipe are correctly installed, the tape does not need to be applied. Consult with a qualified professional for further review and to determine if corrective action is necessary.
- 2. The metal vent / flue pipe does not maintain proper clearance where passing through the attic (the framing was too close where passing through the roof). There should be a 1-inch clearance around the vent from building materials. Consult with a reputable contractor to make necessary repairs to achieve proper clearance.

Contact a qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

 Low Level Concern



9.10.1 Gas Piping



Low Level Concern

APPLIANCE CONNECTOR: ROUTED THROUGH CABINET WALL WITHOUT PROTECTION

AT THE FURNACE IN THE ATTIC

A gas appliance connector is routed through the appliance wall that does not have appropriate protection for the pipe. Appliance connectors routed through the wall of an appliance are suggested to be protected against physical damage (abrasion, cutting, and vibration). This is typically achieved with a protective sleeve attached around the cabinet opening.

Recommendation

Contact a qualified professional.



10: STRUCTURE

Information

General: Standard Structural System Inspection

This inspection includes inspection of the structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures, and roof structure. Upon observing indications that structural problems may exist that are not readily visible, the report may recommend an inspection, testing, or evaluation by a specialist that may include invasive measures.

Crawl Space: Overview Photos

Overview of Crawl Space Area



Crawl Space: Details

Inspected

Crawl Space: Access Location

Left side

Crawl Space: Accessibility

Fully Accessible

Crawl Space: Insulation

Under the Floor

Crawl Space: Method of Humidity

Control

Open Air Venting

Crawl Space: METHOD OF HUMIDITY CONTROL: Open Air Ventilation

Open-air ventilation is a standard method of humidity control that has been used for many years in our climate. This method relies on airflow through the crawlspace interchanging through the vents in the perimeter walls.

Recently, we have seen many of these open-air crawlspaces developing humidity and condensation issues. We will inspect for signs of condensation and humidity issues during our inspection, and if there are indications of a concern, they will be listed in this report. Elevated humidity in the crawlspace can cause microbial growth and eventually lead to structural concerns - so it is advantageous to make corrections to address any condensation concerns if they are present.

As a general preference, enclosed crawlspaces utilizing a dehumidifier have proven to be a more effective and reliable method of humidity control. Converting open-air crawlspaces to an enclosed and dehumidified environment is preferred. Still, it should generally be considered as an upgrade unless there are visible indications of condensation issues, which will be listed in this report if present.

You can learn more about the benefits of crawlspace encapsulation at this link: [CLICK HERE.](#)

Framing, Posts, and Piers: Floor System

Standard 2X Joists

Framing, Posts, and Piers: Piers/Posts/Columns

Inspected

Framing, Posts, and Piers: Repairs Performed [Consult]

Repairs to the framing were observed. Consult with the owner to obtain information regarding any previous repairs performed.



Foundation Walls: Foundation Wall Material	Foundation Walls: Foundation Wall Visibility	Insulation and Air Sealing: Details Inspected
Masonry Block	Mostly Visible	

Limitations

General

GENERAL LIMITATIONS

Much of the structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings or is buried underground. **Because this inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies.**

Footings: The footings for the structure are beneath the soil and are not visible. The presence and condition of the footings cannot be commented on and are disclaimed from this report.

Geological Conditions that can affect the structure are beyond the scope of this inspection. Soil compaction, sub-surface conditions, and other geological factors are explicitly disclaimed from this inspection and our liability.

Engineering and Design: This inspection does not include engineering or load calculations. This is beyond the scope of a standard visual inspection and any issues with - or resulting from - improper structural design are expressly disclaimed from our liability.

Crawl Space

GENERAL LIMITATIONS

Changing Conditions: Crawlspace conditions commonly change throughout the course of a year. Weather conditions in the summer are typically hot with high humidity levels, which could (and typically does) affect the conditions in the crawlspace. Whereas in the wintertime, the temperatures are cooler, and the humidity level drops. This report will reflect only the conditions during the inspection and any visible evidence of problems caused by elevated humidity levels that may exist. Future conditions cannot and will not be predicted.

Visibility: Some areas may be difficult to fully access or inspected due to insulation, ductwork, narrow openings, etc. Areas that are not visible cannot be commented on and are specifically disclaimed from our liability.

Framing, Posts, and Piers

GENERAL LIMITATIONS

Insulation Beneath Floor: Insulation below floor framing restricts visibility for inspection. Insulation is not altered or removed as part of a visual inspection. Problems that may exist behind the insulation are specifically disclaimed from our liability.

Finished Ceilings: Framing that is present behind finished ceilings cannot be inspected or commented on as part of a visual inspection. Problems that may exist behind finished ceilings are specifically disclaimed from our liability.

Foundation Walls

GENERAL LIMITATIONS

Visibility Limitations: Any portions of the foundation walls that were not readily visible at the inspection time cannot be commented on. Any underlying concern that is or may be present is explicitly disclaimed from our liability.

Future Conditions: We cannot predict future conditions or events. We have no liability for any concerns that arise after the time of this inspection.

Waterproofing: It is not possible to determine if proper waterproofing is present on the foundation walls. There are portions of the wall below the ground and not visible. The presence or adequacy of any waterproofing techniques or products was not determined and expressly disclaimed.

Footings: Foundation footings are not readily visible and cannot be commented on as part of a visual inspection.

Wall Coverings: Finishings on foundation walls (drywall, paneling, plaster, etc.) prevent visibility for a full inspection. There may be concerns present behind the finish walls that we cannot see.

Concerns

10.2.1 Crawl Space

 Concern

CONCERNS IN THE CRAWLSPACE

CRAWL SPACE

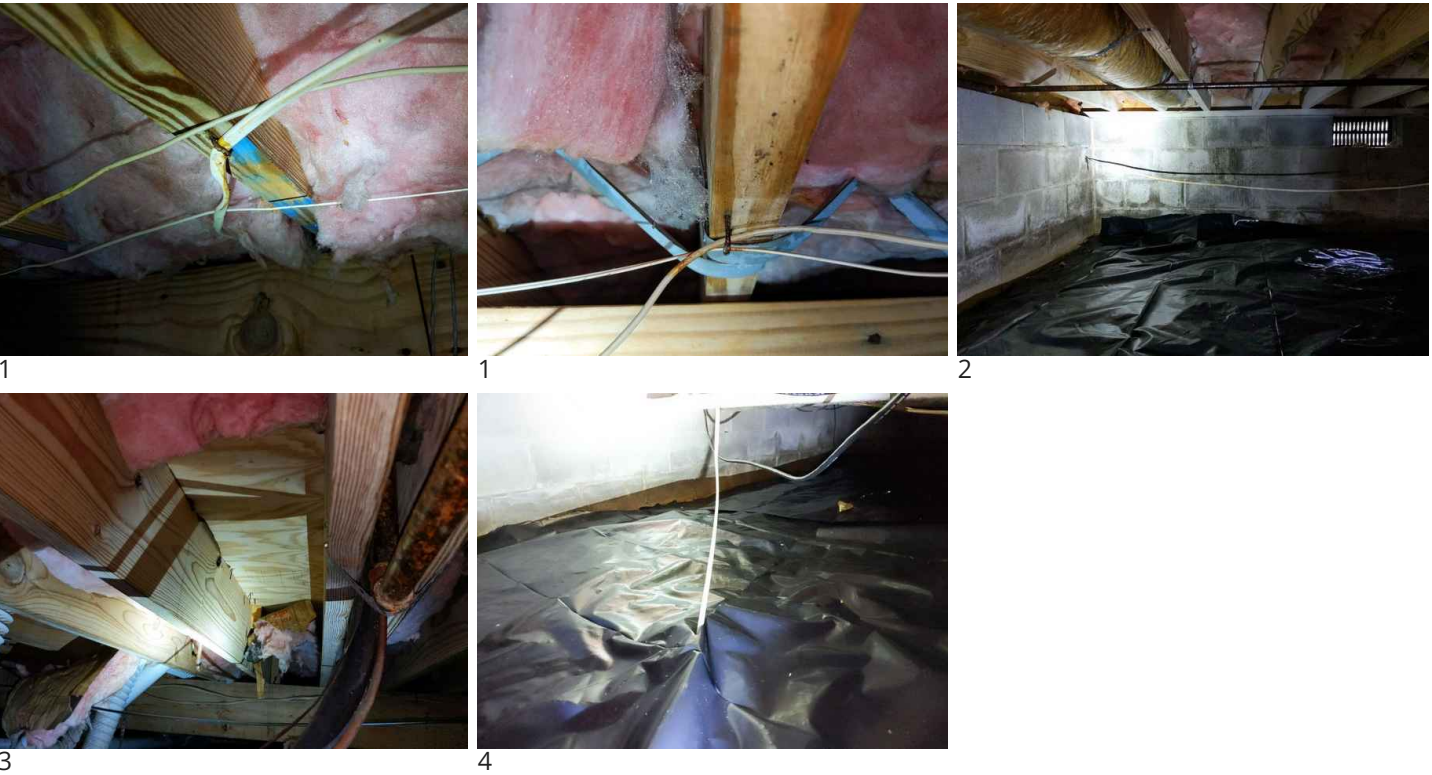
There are concerns in the crawlspace:

- 1. A fungus treatment has been applied on the underside of the floor system in the crawlspace. The insulation was not removed for this application and is now saturated with the chemical. In addition, no visible alterations have been made to address the cause of the fungus, which is likely elevated humidity levels. Closing off the crawlspace vents and installing a commercial dehumidifier are suggested to properly manage humidity levels.
- 2. Moisture staining was observed in the crawlspace. No moisture was observed at the time of this inspection. We cannot predict future conditions. Keep all water directed away from the foundation to discourage water entry into the crawlspace.
- 3. The insulation has been removed from a couple of areas of the floor in the center of the crawl space.
- 4. There is an electrical wire routed below the vapor barrier in the crawl space. This is not a proper form of installation.

Contact a qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



10.3.1 Framing, Posts, and Piers

CONCERNS WITH THE FRAMING SYSTEM

LOCATIONS ARE DESCRIBED BELOW



There are concerns with the framing system:

- 1. OSB sheathing has been used for shims on the block piers in the crawlspace. The OSB may compress below the weight of the girder (causing floor settlement).
- 2. The joints in the girder are not resting directly over the block piers. This could cause settlement of the floor framing system. The joints in the girder are suggested to be staggered and supported on top of support piers or posts.
- 3. There are no cap blocks installed on some of the block piers in the crawlspace. The top block should be a cap block or the pier should be poured with concrete (according to current industry standards).
- 4. There is staining and some damage on areas of the framing below the front door and below the chimney.

Contact a qualified professional for further review and to make all of the necessary repairs.

Recommendation

Contact a qualified professional.



1



2



3



4 - below the chimney



4 - below the chimney



4 - below the front door



4 - below the front door

11: ENVIRONMENTAL

Information

General: Standard Environmental Inspection

Per the Tennessee Home Inspector Licensing Board, this inspection is not required to include the following items: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards. In addition, the report is not required to address subterranean systems or system components (operational or non-operational), including Sewage disposal, Water supply, or Fuel storage or delivery.

If there is readily visible evidence or a possibility that one of these items may be present, we may advise you to contact a specialist in the appropriate field for further investigation and determine if corrective action is necessary.

If you have any specific concerns in regards to any of the items listed above (or any unmentioned environmental or health concerns), you should contact a specialist immediately so that you can have the appropriate inspections and testing performed, as they are not included in this inspection (unless otherwise agreed upon).

Pests and Insects: WDI: Inspection Performed

A wood destroying insect (WDI) inspection was performed at the same time as the home inspection was performed. The results will be available as an attachment with this report.

Pests and Insects: Visible Evidence of Activity	Pests and Insects: Visible Evidence of Treatment	Pests and Insects: Treatment Recommendation
Termites	Drill Holes	No

Pests and Insects: Consult Current Owner Regarding Previous Treatment

You should consult with the current owner/s to obtain information regarding all past treatments and services for pests. Here are some questions to ask:

- When was the most recent service or treatment for pests performed?
- Why was service or treatment requested?
- Have there been any previous issues with pests or wood destroying insects?
- Are there any warranties or service plans in place for past treatments?



Microbial Growth: General Information About Mold

Mold, microbial growth, fungus, etc., are all terms used to describe organic growth that occurs as a result of moisture collecting on a surface or in building materials. **This type of growth will likely be present in every home and building in the country.** Structures that properly control surface water, moisture, and humidity will have a limited amount of growth. In contrast, structures that poorly manage surface water, moisture, and humidity will experience higher levels of growth.

As part of routine maintenance, you should inspect for evidence of water intrusion, condensation, and visible mold and make any necessary corrections to prevent mold growth. Inside the structure, you can control mold growth by:

- Keeping humidity levels between 30% and 50%. An air conditioner or dehumidifier will help you keep the level low. Bear in mind that humidity levels change over the course of a day with changes in the moisture in the air and the air temperature.
- Using an air conditioner and a dehumidifier during humid months.
- Ensuring your building has enough ventilation. Use exhaust fans that vent outside the structure in the kitchen and bathroom. Make sure your clothes dryer vents directly outside.
- Fixing any leaks in the roof, walls, or plumbing, so mold does not have moisture to grow.
- If building materials become saturated with moisture, be sure to thoroughly dry and clean all materials. Replace any materials that are beyond repair.

The health effects of mold can be different for different people, so you cannot rely on sampling and culturing to know if you or a member of your family might become sick. No matter what type of mold is present, you need to remove it if it is visible and at high levels.

For more information, visit <https://www.cdc.gov/mold/faqs.htm>.

Microbial Growth: No Mold Testing or Air Sampling Performed

There was no mold testing or air quality sampling performed as a part of this inspection. We perform in-depth mold assessments; however, this is a separate service from this inspection and we would need to schedule a separate time to perform this type of assessment.

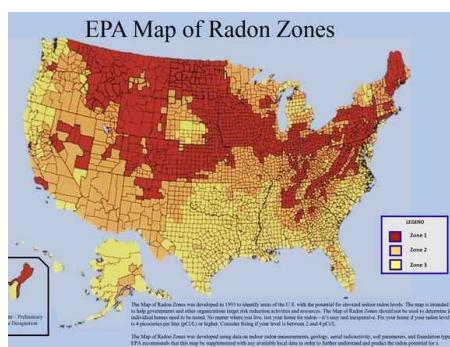
Radon: General Information About Radon

Radon Is a Cancer-Causing, Radioactive Gas. You cannot see, smell, or taste radon. But it still may be a problem in your home or building. When you breathe air containing radon, you increase your risk of getting lung cancer. In fact, the Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today. If you smoke and your home or building has high radon levels, your risk of lung cancer is especially high.

Source: [EPA.gov](https://www.epa.gov)

Radon Map: The Map of Radon Zones should not be used to determine if individual homes or buildings need to be tested. No matter where you live, test your home for radon—it's easy and inexpensive. Fix your home if your radon level is 4 picocuries per liter (pCi/L) or higher. Consider fixing if your level is between 2 and 4 pCi/L.

Source: [EPA.gov](https://www.epa.gov)



EPA Radon Map

Radon: Vent Pipe

None located, Not required for structures with open air crawlspaces

Radon: No Testing Performed

There was no radon testing performed as a part of this inspection. Contact our office if you wish to have this service provided.

Limitations

Pests and Insects

HIDDEN DAMAGE

Hidden damage cannot be commented on and is specifically disclaimed from our liability. We will have no liability for damages that are not readily visible. This is a visual inspection only.

Pests and Insects

SPECIAL LIMITATIONS

EIFS Cladding

Conditions are present that prevented the ability for a full inspection for the presence of pests, damage caused by pests, and/or evidence of past treatment. Conditions that are not visible cannot be commented on and are explicitly excluded from this report and our liability.

Microbial Growth

GENERAL LIMITATIONS AND INSPECTION PROCEDURES

Whether or not you, as the owner/occupant of a structure, experience mold growth depends largely upon how you manage and maintain your home/building. Inspector Cluseau Inspection Services is not responsible for any consequential or incidental damages caused by mold, or by some other agent that may be associated with defects in construction. These damages may include but are not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects.

Concerns

11.2.1 Pests and Insects

 Concern

PAST TERMITE ACTIVITY/DAMAGE

GARAGE

There is evidence of past termite activity in the walls in the garage. The home has been treated and there were no active termites observed at the time of this inspection. Consult with the owner for information regarding past activity and treatment.

The extent of the damage inside of the wall cannot be verified. Consult with a contractor for further review and to make any necessary repairs.

Recommendation

Contact a qualified professional.





11.4.1 Microbial Growth

CONCERNS WITH MICROBIAL GROWTH

GARAGE AND UPPER LEVEL



There are concerns with microbial growth:

1. There is microbial growth on the wall surfaces in the garage closet.
2. There is discoloration on the vent covers. This is likely a collection of dust and some microbial growth may be present. This is common to see as condensation forms on the surface of the vent and ceiling. The surfaces can typically be cleaned. Ensure the areas above the ceilings are properly sealed and insulated to discourage condensation from forming in the future.

Microbial growth is typically a result of a lack of proper moisture control (by way of water entry, elevated humidity levels, condensation, etc.). The source of the moisture should be corrected and then the microbial growth can be cleaned/treated as necessary.

Contact a qualified professional to evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

