RESIDENTIAL INSPECTION FROM HERCULES HOME INSPECTIONS

123 Sample Street
DEMO CITY, ST 12345

3/12/2026 9:04AM

Introduction

This inspection report is intended to reduce your risk in the home buying process by providing a professional assessment of the property's condition at the time of the inspection. However, it is important to understand that no inspection can eliminate all risk or uncover every potential issue. The evaluation is based on visible and accessible components only and reflects the home's condition as observed on the date of the inspection. Hidden defects, future failures, or issues that were not present or observable at the time cannot be predicted or guaranteed.

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

Significant Defects - Unsafe, non-functional items, or items deemed to be in need of immediate attention/evaluation; repair/replacement by qualified contractor is recommended.

Marginal Defects - Functional but deficient, or may worsen if not addressed. Repair recommended.

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

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

(Some defects will have location tags to help you more easily figure out the location.)

1.0 Inspection Detail

1.1 General Info

Information

1.1.1 People Present During Inspection: Inspector, Pest Inspector

These are the people who were present for at least a portion of the inspection.

1.1.2 Occupancy: Vacant

1.1.3 Weather Conditions: Partly Cloudy

1.1.4 Approximate Temperature (°F) During Inspection

35-40

1.1.5 Structure Orientation

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

Limitations

1.1.6 Items Not Inspected and Other Limitations

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

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

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

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

1.1.7 Detached Structures and/or Item(s) Present

There were detached structures and/or items present at this property. Detached garages, carports, buildings, and their related electrical components were not inspected as they are excluded per the Standards of Practice and inspection agreement.

This structure may also contain ***detached*** patios, stairs, decks, retaining walls, outbuildings, fireplaces, koi ponds or water features, pools and/or spas, and related electrical equipment, etc. Any of these items and components present that were not directly and permanently attached to the main structure are also excluded. If any comments are made about any of these items, these comments should be viewed as a courtesy only and not be construed as an all-inclusive listing of deficiencies. If any detached structures and/or items are of concern, an evaluation of these items should be conducted by qualified individuals before the end of your inspection contingency period.

1.2 TN Standards of Practice

Information

1.2.1 TN Home Inspection Standards of Practice

Please refer to the TN Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to these standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Limitations

1.2.2 Limitations and Exclusions as listed by the Tennessee Department of Commerce and Insurance Division of Regulatory Boards (Home Inspectors)

General Exclusions.

(a) Home inspectors are not required to report on:

1. Life expectancy of any component or system;

2. The cause(s) of the need for a repair;

3. The methods, materials, and costs of corrections;

4. The suitability of the property for any specialized use;

5. Compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions;

6. The market value of the property or its marketability;

7. The advisability or inadvisability of purchase of the property;

8. Any component or system that was not inspected;

9. The presence or absence of pests such as wood damaging organisms, rodents, or insects; or

10. Cosmetic damage, underground items, or items not permanently installed.

(b) Home inspectors are not required to:

1. Offer warranties or guarantees of any kind;

2. Calculate the strength, adequacy, or efficiency of any system or component;

3. Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;

4. Operate any system or component that is shut down or otherwise inoperable;

5. Operate any system or component that does not respond to normal operating controls;

6. Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;

7. Determine the effectiveness of any system installed to control or remove suspected hazardous substances;

8. Predict future condition, including but not limited to failure of components;

9. Project operating costs of components;

10. Evaluate acoustical characteristics of any system or component; or

11. Inspect special equipment or accessories that are not listed as components to be inspected in this rule.

12. Inspect any exterior, detached, or subterranean items or structures, such as pools, spas, hot tubs, storage buildings, sprinkler systems, septic systems, garages, carports, etc.

(c) Home inspectors shall not:

1. Offer or perform any act or service contrary to law; or

2. Offer or perform engineering, architectural, plumbing, electrical or any other job function requiring a license in this state for the same client unless the client is advised thereof and consents thereto.

This report does not address (except where otherwise noted or agreed upon by client and inspector) environmental hazards such as but not exclusively limited to:

(i) Lead-based paint;

(ii) Radon;

(iii) Asbestos;

(iv) Cockroaches;

(v) Rodents;

(vi) Pesticides;

(vii) Treated lumber;

(viii) Fungus;

(ix) Mercury

(x) Carbon monoxide; or

(xi) Other similar environmental hazards.

The report does not address subterranean systems such as:

(i) Sewage disposal;

(ii) Water supply; or

(iii) Fuel storage or delivery.

1.3 Your Job As a Homeowner

Information

1.3.1 What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;

2. things that can lead to major defects, such as a small leak due to a defective roof flashing;

3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and

4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2.0 Utility Shut-off Locations

2.1 Utility Shut-off Locations

Information

2.1.1 Water Shutoff Valve Location: At meter by road, Cover difficult to remove, tool needed, Cover difficult to remove, tool needed, Cover difficult to remove; tool needed

2.1.2 Main Electrical Service Disconnect Location: At Main Breaker in the Electrical Panel

2.1.3 Main Gas Shutoff Valve Location: Gas service not present

3.0 Site

3.1 Site Grading

Information

3.1.1 Slope: Sloped away from structure

Site grading is examined to determine that the flow of ground water is directed away from the home's foundation. Ultimately, the goal is to divert water and keep the foundation as dry as possible. Site grading can gradually change over time due to soil erosion from rainwater and additional exterior elements. Constant changing of temperature and heavy precipitation can adversely effect the slope of drainage and should be paid attention to in the future to help keep the slope to drain water away from the home.

3.2 Vegetation

Information

3.2.1 Trees, Plants, Bushes, Etc.: Generally maintained

The recommended distance for vegetation from the structure of a home is generally 2-4 feet. This distance allows for proper ventilation and maintenance around the foundation, and also helps to reduce the risk of moisture damage and insect infestation. Additionally, keeping plants and trees a safe distance away from the home can help prevent damage to the exterior of the house due to roots, falling branches, and other hazards. It is also important to keep the vegetation trimmed and away from vents and chimneys. This will help to reduce the risk of fire and also improve the overall air quality and energy efficiency of the home.

3.3 Retaining Walls

Information

3.3.1 No Retaining Walls Present

There were no retaining walls observed at the home.

3.4 Driveway & Walkways

Information

3.4.1 Driveway Material: Concrete

Driveways are inspected visually for any observations of settlement, cracking, and their visible structure. Only visual deficiencies can be commented on as underlying issues and their discoveries are beyond the scope of the inspection.

3.4.2 Walkway Material: Concrete

Walkways are inspected visually for any observations of settlement, cracking, and their visible structure. Only visual deficiencies can be commented on as underlying issues and their discoveries are beyond the scope of the inspection.

4.0 Exterior

4.1 General

Information

4.1.1 Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

4.1.2 Exterior Was Inspected

I inspected the exterior of the house.

4.2 Wall-Covering, Flashing & Trim

Information

4.2.1 Wall Covering Inspected

The exterior wall covering on the home was inspected.

It's impossible to closely reach and view every inch of the wall covering, but my best effort was made to find any wall related defects.

4.2.2 Type of Wall-Covering Material Described: Vinyl

> *The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.*

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

4.3 GFCIs & Electrical

Information

4.3.1 Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

4.3.2 Exterior GFCI Reset Location: Outlet on left end, At outlet in garage, (two reset locations depending on exterior outlet)

This is the reset location for GFCI protection on the exterior outlets, if so equipped.

Defects/ Deficiencies

4.3.3 Weatherproof Exterior Outlet Cover Damaged

Category: Recommendations

Service: Qualified Professional

The weatherproof cover at an exterior electrical outlet was damaged. This condition can allow moisture to enter the outlet, creating a potential electrical hazard. I recommend having a qualified electrician replace the damaged cover to ensure proper weather protection and safe operation.

4.3.4 Outlet Broken

Category: Recommendations

The receptacle on the front porch has a broken lower edge. This can expose internal components and increase the risk of electrical shock or damage to the outlet. I recommend replacement of the receptacle by a qualified electrician.

Limitations

4.3.5 Unable to Inspect Everything

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

4.4 Stairs, Steps, Stoops, Stairways & Ramps

Information

4.4.1 Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Defects/ Deficiencies

4.4.2 Bottom Step Loose

Category: Recommendations

The bottom step at the front porch is loose where the handrail attaches. This creates a safety hazard because the railing may not provide adequate support if leaned on. I recommend repair by a qualified contractor to ensure the step and handrail connection are secure.

4.5 Porches, Patios, Decks, Balconies & Carports

Information

4.5.1 Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Defects/ Deficiencies

4.5.2 Improper Deck Attachment To Home

Category: Recommendations

The back deck ledger board is installed over the vinyl siding rather than being properly flashed and attached directly to the structure. This is an improper installation that can allow moisture intrusion and potential structural issues over time. Although no movement was observed and it appears to have been in place for years, I recommend evaluation by a qualified contractor and correction if needed.

4.6 Railings, Guards & Handrails

Information

4.6.1 Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Defects/ Deficiencies

4.6.2 Loose Railing Component

Category: Recommendations

Service: Handyman

A loose handrail was observed at the exterior. This could potentially cause someone relying on this handrail while climbing the steps to fall. Repair by a qualified contractor is recommended.

■ *Video available in online report*

4.7 Windows

Information

4.7.1 Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

4.7.2 Inspection Restricted

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those that may be above the first floor level.

4.8 Exhaust Hoods

Information

4.8.1 Location of Dryer Exhaust Vent: By garage vehicle door

4.9 Exterior Doors

Information

4.9.1 Exterior Doors Inspected

I inspected the exterior doors.

Defects/ Deficiencies

4.9.2 Bent/Loose Trim

Category: Recommendations

The trim/cover on the door frame between the back door and storm door is bent and not securely fastened where the storm door closer attaches. This can prevent the storm door from operating properly and may allow the attachment point to loosen further over time. I recommend repair or reinforcement by a qualified contractor to ensure the storm door is securely supported.

4.9.3 Water Damage At Exterior Door

Category: Recommendations

Water damage is present at the threshold, door, and lower frame of the side garage door. Some areas on the door appear to have been taped and painted rather than properly repaired. This condition can worsen over time and allow continued deterioration of the door components. I recommend repair or replacement of the damaged materials by a qualified contractor.

4.10 Water Spigot

Information

4.10.1 Water Spigots Turned On

Any water spigots on the exterior were operated. Unless otherwise stated in this report, water came out of the spigots in a normal fashion.

5.0 Roof

5.1 Roof Covering

Information

5.1.1 Type of Roof-Covering Described: Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

5.1.2 Roof Was Inspected: Ground, Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

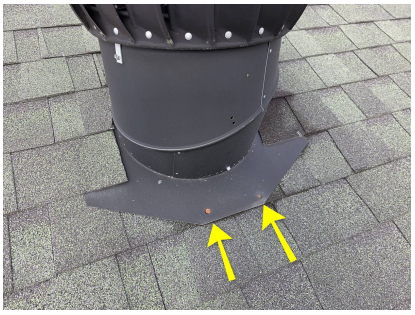
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

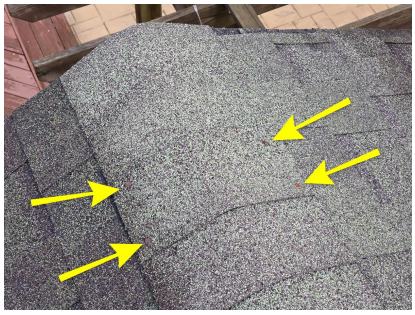
Defects/ Deficiencies

5.1.3 Seal Nail Heads

Category: Maintenance Items

Nail heads are exposed at the roof turbines, plumbing vent pipe boots, and ridge cap shingles. Exposed fasteners can allow water intrusion and lead to roof leaks over time. I recommend sealing the exposed nail heads with an appropriate roofing sealant to help prevent moisture entry.





5.1.4 Raised Spot On Roof

Category: Recommendations

A raised area was observed on the roof surface above the front door. The corresponding attic area was not accessible during the inspection due to insulation covering the attic floor, so the cause could not be determined. I recommend further evaluation and repair as needed by a qualified roofing contractor.


Limitations

5.1.5 Unable to See Everything

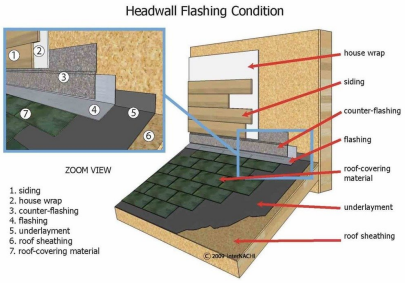
This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

5.2 Flashing

Information

5.2.1 Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



5.2.2 Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Limitations

5.2.3 Difficult to See Every Flashing

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

5.3 Vent Pipes

Information

5.3.1 Vent Pipes Inspected

Drain, waste, and vent (DWV) pipes at the roof surface were inspected. Flues and vent pipes for any fuel burning appliances that were present at the roof surface were also inspected. Any defects will be listed in this section.

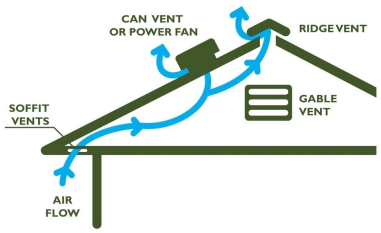
5.4 Roof/Attic Ventilation

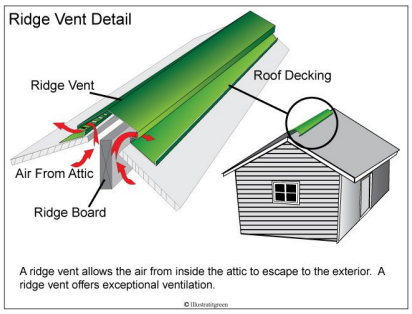
Information

5.4.1 Ventilation Type: Soffit Vents, Gable Vents, Turbines

Type(s) of attic/roof ventilation observed during the inspection.

(Proper attic and roof venting is important because it helps regulate temperature and moisture levels within the home. Adequate ventilation reduces the risk of condensation, mold growth, and wood deterioration, while also preventing excessive heat buildup that can shorten the lifespan of roofing materials. Ensuring proper venting supports the overall durability and efficiency of the home.)





5.5 Eaves, Soffits & Fascia

Information

5.5.1 Material: Vinyl & Aluminum

5.6 Gutters & Downspouts

Information

5.6.1 Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

5.6.2 Gutters Information

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

5.6.3 Downspouts Information

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

5.6.4 Gutter Guard Present

A gutter covering system was present. These covers prevent leaves and organic debris from entering the gutters and clogging downspouts. Leaves and debris will still cover this "guard" and should be cleaned as a part of routine maintenance. This "guard" also prevented full visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

6.0 Kitchen

6.1 Kitchen Sink

Information

6.1.1 Ran Water at Kitchen Sink

I ran water at the kitchen sink and inspected the visible plumbing under the sink. Any observed defects will be listed in this report.

6.2 Garbage Disposal

Information

6.2.1 Turned On Garbage Disposal

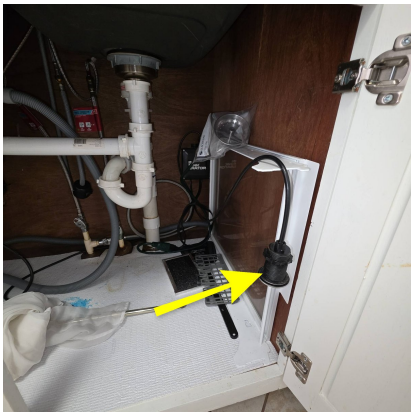
I turned on the garbage disposal.

Defects/ Deficiencies

6.2.2 Disposal Control Not Mounted

Category: Maintenance Items

The garbage disposal control device was not properly mounted and was lying loose inside the sink base cabinet. This is an improper installation and could be damaged or accidentally operated. I recommend having it properly secured and mounted.



6.2.3 Extension Cord In Use

Category: Recommendations

The control box for the kitchen sink disposal was powered by an electrical cord that entered the wall and was not visible beyond that point. This configuration prevents verification of proper wiring and may indicate an improper or concealed connection. Extension cords are not designed for use in permanent installations. I recommend having the installation evaluated and corrected as needed by a qualified electrician.

6.3 GFCI/Electrical

Information

6.3.1 Description: GFCI protection present on outlet(s)

*A GFCI (**G**round **F**ault **C**ircuit **I**nterrupter) outlet is designed to quickly shut off electrical power in the event of a ground fault, which can reduce the risk of electrical shock and minimize damage to electrical equipment.During the inspection, outlets at kitchen counters are checked for GFCI protection.*

6.4 Dishwasher

Information

6.4.1 Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle. The appliance's ability to clean dishes is beyond the scope of a home inspection. Any observed defects will be included in this

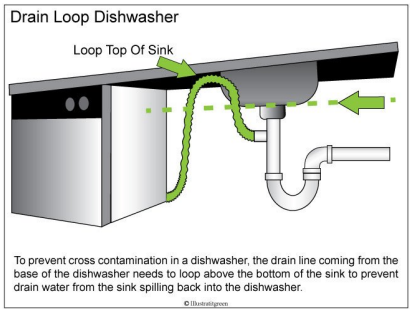
report.

Defects/ Deficiencies

6.4.2 Missing High Loop

Category: Recommendations

A high loop is necessary to prevent cross connection in the event that the sink discharge runs to the dishwasher discharge. A high loop is just as it sounds, the waste line is peaked as to resemble a roller coaster to create what is called an air gap. That air gap will help prevent the back flow of waste water into the dishwasher if the sink's waste lines become clogged.



6.5 Range/Oven/Cooktop/Hood

Information

6.5.1 Turned On Stove & Oven

I turned on the kitchen's stove and oven. I checked that all elements got hot. Testing of efficiency or ability to reach a certain temperature is beyond the scope of a home inspection.

6.5.2 Exhaust Hood Type: Re-circulate

6.6 Refrigerator

Information

6.6.1 Refrigerator Was On

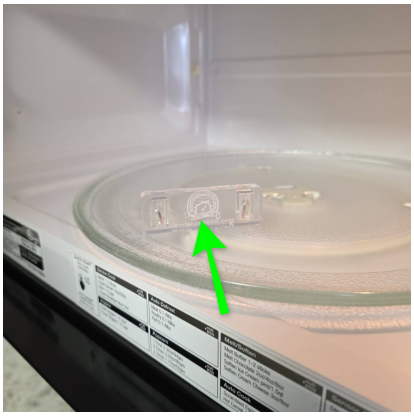
I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

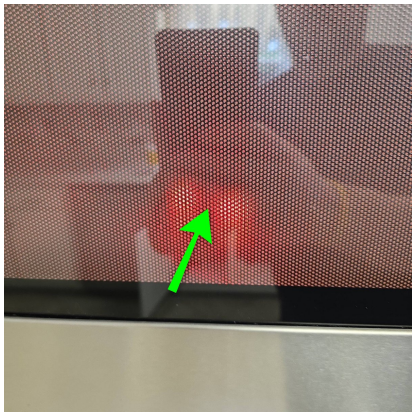
6.7 Built-in Microwave

Information

6.7.1 Microwave Turned On

I observed that the microwave turned on. The pictured device lights up red when microwaves are detected.





6.8 Kitchen Island

Information

6.8.1 Not Present

There was no stand-alone kitchen island at the time of the inspection.

6.9 Countertops & Cabinets

Information

6.9.1 Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

7.0 Electrical

7.1 General Info

Information

7.1.1 Inspected the Service Head, Gooseneck & Drip Loops

The electrical service head, gooseneck and drip loops (if present) were inspected.

7.1.2 Inspected the Service Mast, Service Conduit & Raceway

I inspected the electrical service mast, service conduit and raceway.

7.1.3 Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Limitations

7.1.4 Low Voltage Systems/Wiring Not Inspected

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

7.2 Service Entrance

Information

7.2.1 Service Entrance Type, Amperage, and Service Entrance Conductor Material: Underground Service Lateral, 200amps 120/240VAC, Copper

7.2.2 Underground Service Lateral Information

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

7.3 Service Disconnect

Information

7.3.1 Service Disconnect Information

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

7.4 Panelboard(s)

Information

7.4.1 Location of Main Panel: Bedroom

7.4.2 Location of Distribution Panel(s) (sub-panel): By garage entry door

7.4.3 Inspected Main Panelboard & Breakers

I inspected the main electrical panelboard and over-current protection devices (circuit breakers and fuses).

7.4.4 Inspected Subpanel(s) & Breakers

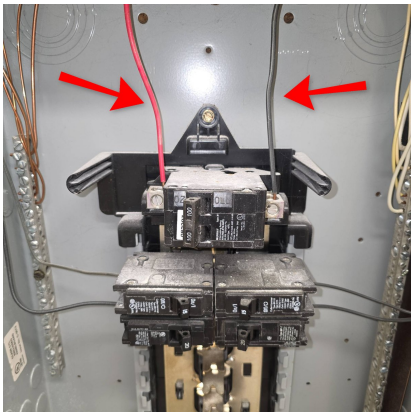
I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses). Any electrical panels "downstream" of the first means of disconnect are considered sub-panels and are checked for proper installation, such as isolated grounds and neutrals.

Defects/ Deficiencies

7.4.5 Undersized Wiring For Subpanel Main Disconnect

Category: Major (Safety, Inoperable, Etc)

The main disconnect at the subpanel by the garage had an undersized conductor supplying the 100-amp main breaker. The wire appeared to be approximately 10-gauge, which is not adequate for a circuit of this size and could overheat and create a fire hazard. I recommend evaluation and correction by a qualified electrician.



7.5 Electrical Wiring

Information

7.5.1 Type of Wiring, If Visible: NM-B (Romex)

Limitations

7.5.2 Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

7.6 Breakers/Fuses

Information

7.6.1 Overcurrent Protection: Breakers

Electrical panels typically use one of two types of overcurrent protection: breakers or fuses. Breakers are resettable switches that trip when excessive current is detected, while fuses contain a metal filament that melts and must be replaced once blown. Both are designed to protect wiring and prevent fire hazards, but breakers are more common in modern systems due to their convenience and reusability.

7.6.2 AFCI Breakers Present: Yes

7.6.3 Breakers in Off Position: 1, (dryer)

7.6.4 Breakers Information

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

7.6.5 AFCI Breakers Tested

The AFCI (Arc fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

(FYI - a "combination AFCI" breaker [if installed] doesn't mean it also has GFCI protection. "Combination" refers to the AFCI device protected against more than one type of arc fault. Devices included GFCI protection will be listed as such on the breaker)

7.6.6 GFCI breaker(s) Tested

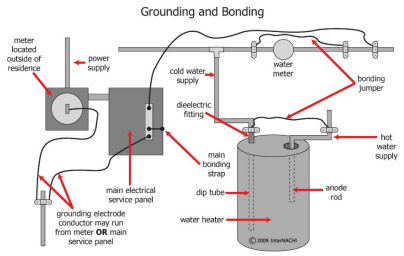
The GFCI (Ground fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

7.7 Service Grounding & Bonding

Information

7.7.1 Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Limitations

7.7.2 Unable to Confirm Proper Grounding and Bonding

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the TN Home Inspection Standards of Practice.

7.8 AFCI/GFCI

Information

7.8.1 AFCI Breakers

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

Note: AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014, and the Canadian Electrical Code has since 2015. In parts of the world using 230 V, where the higher voltage implies lower currents, specifically Western Europe and the UK, adoption is slower, and their use is optional, except in high risk cases.

In the US, arc faults are one of the leading causes for residential electrical fires. Each year in the United States, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year.

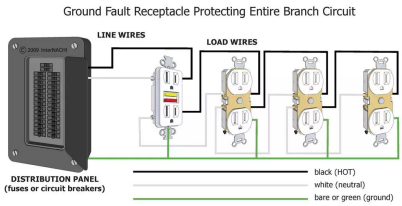
Conventional circuit breakers only respond to overloads and short circuits, so they do not protect against arcing conditions that produce erratic, and often reduced current. AFCIs are devices designed to protect against fires caused by arcing faults in the home electrical wiring. The AFCI circuitry continuously monitors the current and discriminates between normal and unwanted arcing conditions. Once detected, the AFCI opens its internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.

7.8.2 AFCI - FYI

AFCI breakers are recommended to be tested monthly by the homeowner to ensure that they are in fully functional order and properly ground.

7.8.3 GFCI - FYI

GFCI (ground fault circuit interrupter) circuits and GFCI breakers are devices that protect people from electrical shock by sensing any loss of current in an electrical circuit and shutting off the power quickly to prevent electrocution. These devices are designed to detect ground faults, which occur when electrical current leaks from its intended path and flows through a person's body. GFCI circuits are typically found in bathrooms, kitchens, laundry rooms, and other areas where water and electricity may come into contact. GFCI breakers are circuit breakers that have GFCI protection built into them, and can be used to protect multiple outlets on a circuit. The National Electric Code (NEC) requires GFCI protection in many areas of the home, to enhance the safety of the dwelling.



7.9 Receptacles

Information

7.9.1 Receptacle Information

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

7.9.2 220V/240V Receptacle(s) Not Tested

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

Defects/ Deficiencies

7.9.3 Laundry Receptacle - No GFCI Protection

Category: Recommendations

The electrical outlet serving the washing machine was not GFCI-protected. Current safety standards require GFCI protection for outlets in laundry areas to reduce the risk of electrical shock in wet or damp environments. I recommend having a qualified electrician install GFCI protection for this outlet.

8.0 Water Heater

8.1 Water Heater

Information

8.1.1 Inspection

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, TPR valve, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

8.1.2 Water Temp Information

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

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

8.1.3 Energy Source & Capacity: Electric, 50 gal

8.1.4 Water Heater Manufacturer: Rheem

8.1.5 Manufacture Year: 2025, Determined by label

> *The typical life expectancy of a water heater can be different depending on where you look, but is generally around 8 to 12 years, although this can vary depending on factors such as usage, maintenance, and the type of water heater. When a water heater reaches the end of its useful service life, it may be more prone to leaking, rusting, or other problems, which can pose a hazard to the home and its occupants. A water heater in this age range should be evaluated by a licensed plumber in order to get a better idea of age left in the unit.*

8.1.6 Water Heater Location: Bathroom Closet

8.1.7 TPR Valve Information

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

Defects/ Deficiencies

8.1.8 Water in Drain Pan

Category: Recommendations

Service: Qualified Professional

Water was observed in the water heater drain pan at the time of inspection. The source of the water was not determined, and the water heater was a newer unit manufactured in 2025. Water in the drain pan can indicate an active leak from the water heater or associated plumbing components, or it may be the result of a past event, but continued moisture can lead to corrosion, damage to surrounding materials, or eventual failure of the unit. I recommend monitoring the area for additional water accumulation and having the water heater and related connections evaluated by a qualified plumber to determine the source and make repairs as needed. (This observed moisture had dried up by the end of the inspection.)

9.0 Heating & Cooling

9.1 General Info

Information

9.1.1 HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

9.1.2 Package Unit Present

This home contained a package unit. Package units are exterior units that contain both the heat pump and air handler in one unit for electric units, or the gas furnace and air conditioning unit in one unit. These systems help to save space on the interior of the home when it would be prohibitive to have a split system containing an "indoor" unit.

9.1.3 HVAC Servicing Information

Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

9.2 Age of HVAC Unit

Information

9.2.1 Date of Manufacture: 2023, Determined via label on unit

9.2.2 Brand: Trane

9.3 Cooling System Information

Information

9.3.1 Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

9.3.2 Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.

9.3.3 Energy Source: Electricity

9.3.4 Cooling Method: Heat Pump

Limitations

9.3.5 Heat Pump Not Operated On Cool

The heat pump system was operated in heating mode and responded by producing heated air. The cooling mode was not tested due to the way heat pump systems operate using a reversing valve to switch between heating and cooling. Rapidly switching the system between modes during an inspection can place unnecessary stress on system components and may risk damage, especially depending on outdoor temperatures and system conditions at the time of inspection. I recommend operating the system in cooling mode when conditions are appropriate to confirm proper function, and having the system evaluated by a qualified HVAC contractor if there are any concerns.

9.4 Heating System Information

Information

9.4.1 Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

9.4.2 Energy Source: Electricity

9.4.3 Heating Method/Equipment: Heat Pump System

9.4.4 System Operated

The heating system was operated by using normal operating controls (turning on the heat at the thermostat). The system operated and was in working order at the time of the inspection unless otherwise noted in this report.

9.5 Thermostat and Normal Operating Controls

Information

9.5.1 Thermostat Location: Hallway

9.5.2 Thermostat Operated Normally

The thermostat responded to normal operating controls during the inspection.

9.6 Condensate

Information

9.6.1 Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate drain installed at the cooling system.

9.7 Means of Distribution

Information

9.7.1 Ductwork Installed: Insulated, In Crawlspace

I observed ductwork in the house. HVAC systems use ductwork to distribute air throughout the house. I will attempt to determine if each room has a heat source, but I may not be able to find every duct register.

10.0 Bathroom (shared)

10.1 Bathroom Toilets

Information

10.1.1 Toilets Inspected

I flushed the toilet and checked for leaks or other defects. Any observed defects are listed in this report.

10.2 Sinks, Tubs & Showers

Information

10.2.1 Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for leaks and other deficiencies in the water supply and drain piping by visually inspecting these items.

Showers, tubs, and sinks can sometimes have defects (such as water leaks/damage) behind walls that are not visible during a routine home inspection. I do my best to look for signs of any damage, but there could be concealed defects that were not observable during my inspection but are later exposed, such as during remodeling.

Defects/ Deficiencies

10.2.2 Tub Stopper Defect

Category: Maintenance Items

Service: Plumbing Contractor

I observed that the tub stopper did not work as designed. It was unable to close and hold water in the tub. This should be evaluated by a qualified professional and repaired or replaced as needed.

10.2.3 Leak at Faucet Handle

Category: Recommendations

Service: Qualified Professional

The bathroom faucet handle leaked when opened fully, indicating wear or a defect. I recommend having a qualified plumber repair the faucet.

10.3 Bathroom Exhaust Fan / Window

Information

10.3.1 Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

10.4 GFCI & Electric in Bathroom

Information

10.4.1 GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. Protection may be on a GFCI breaker in the electrical panel or on an outlet in a different bathroom.

All receptacles in bathrooms should be GFCI protected for safety.

10.4.2 Location Outlet Resets: On outlet

10.5 Heat Source in Bathroom

Information

10.5.1 Heat Source Inspected: Floor Vent(s)

I checked for a source of heat in this bathroom. Every bathroom should have a source of heat.

10.6 Door

Information

10.6.1 Door Inspected

The door to this bathroom was inspected for operation. It was opened and closed. Any observed defects will be addressed in this report.

11.0 Bathroom (bedroom)

11.1 Bathroom Toilets

Information

11.1.1 Toilets Inspected

I flushed the toilet and checked for leaks or other defects. Any observed defects are listed in this report.

11.2 Sinks, Tubs & Showers

Information

11.2.1 Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for leaks and other deficiencies in the water supply and drain piping by visually inspecting these items.

Showers, tubs, and sinks can sometimes have defects (such as water leaks/damage) behind walls that are not visible during a routine home inspection. I do my best to look for signs of any damage, but there could be concealed defects that were not observable during my inspection but are later exposed, such as during remodeling.

Defects/ Deficiencies

11.2.2 Slow Drip At Faucet

Category: Maintenance Items

A slow drip leak was observed at the bathroom sink faucet (before I ran any water here). Even minor leaks can waste water and lead to fixture wear over time. I recommend repair or replacement of the faucet as needed.

11.3 Hydromassage Bathtub

Information

11.3.1 Tub Filled and Turned On

I filled the tub and turned on the jets. No defects were observed unless otherwise listed in this report.

Defects/ Deficiencies

11.3.2 Hydromassage Tub - Debris From Jets

Category: Maintenance Items

Service: Qualified Professional

Debris was observed discharging from the hydromassage tub jets when they were operated. This condition is consistent with buildup that commonly occurs when whirlpool tubs are not used frequently and can affect water quality and proper jet operation. I recommend cleaning and flushing the jet system in accordance with the manufacturer's instructions prior to regular use and periodically thereafter to reduce buildup and maintain proper performance.

11.3.3 Leak At Supply Handle

Category: Recommendations

A leak was observed at the tub supply handle. Active leaks can lead to moisture damage and potential mold growth if not addressed. I recommend repair by a qualified plumber.

11.4 Bathroom Exhaust Fan / Window

Information

11.4.1 Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

11.5 GFCI & Electric in Bathroom

Information

11.5.1 GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. Protection may be on a GFCI breaker in the electrical panel or on an outlet in a different bathroom.

All receptacles in bathrooms should be GFCI protected for safety.

11.5.2 Location Outlet Resets: In another bathroom

11.6 Heat Source in Bathroom

Information

11.6.1 Heat Source Inspected: Floor Vent(s)

I checked for a source of heat in this bathroom. Every bathroom should have a source of heat.

11.7 Door

Information

11.7.1 Door Inspected

The door to this bathroom was inspected for operation. It was opened and closed. Any observed defects will be addressed in this report.

12.0 Plumbing

12.1 Water Supply

Information

12.1.1 Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

12.2 Fuel Storage System

Information

12.2.1 Location of Fuel-Storage System: No Fuel Storage System Observed

12.3 Drain, Waste, & Vent And Supply Piping

Information

12.3.1 Drain, Waste, and Vent Piping Materials: PVC

12.3.2 Supply Piping Materials: CPVC

12.3.3 Sewer Line Scope Recommended

Sewer (scope) camera inspections are recommended for any structure regardless of age, due to the sewer lateral line between the structure and city connection, and/or septic tank not being visible. A camera is used to inspect (scope) the interior of the lateral line, looking for the type of pipe present, damage, sludge build-up, tree root penetration, sagging (belly), etc. No signs of damage were observed during the inspection (unless otherwise stated so in this report), this is just a recommendation of best practice.

Defects/ Deficiencies

12.3.4 Laundry Sink - S-Trap

Category: Maintenance Items

An S-trap configuration was observed under the laundry sink. S-traps are prone to siphoning, which can allow sewer gases to enter the living space. I recommend replacement with a properly vented P-trap by a licensed plumber.

Limitations

12.3.5 Not All Pipes Were Inspected

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, a lot of piping was hidden within finished walls.

13.0 Interior

13.1 Doors

Information

13.1.1 Doors Inspected

I inspected a representative number of doors by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Defects/ Deficiencies

13.1.2 Door Adjustment

Category: Maintenance Items

The bedroom door at the front left bedroom had a loose door handle and rubbed slightly at the top corner of the frame. This may affect proper operation and could worsen over time. I recommend tightening and adjusting the door and/or hardware as needed.

13.2 Windows

Information

13.2.1 Windows Inspected

I inspected a representative number of windows by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Defects/ Deficiencies

13.2.2 Fogged Window

Category: Maintenance Items

Service: Window Repair Installation Contractor

One or more windows appeared to have a failed seal, as evidenced by visible fogging between the panes. This can reduce visibility and energy efficiency, though it is typically a cosmetic issue. I recommend consulting a window professional to determine repair or replacement options.

Location: Back left bedroom

13.3 Switches & Fixtures

Information

13.3.1 Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Limitations

13.3.2 Unable to Inspect Everything

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the TN Home Inspection Standards of Practice.

13.4 Floors, Walls, Ceilings

Information

13.4.1 Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings.

13.5 Smoke Alarms/Detectors

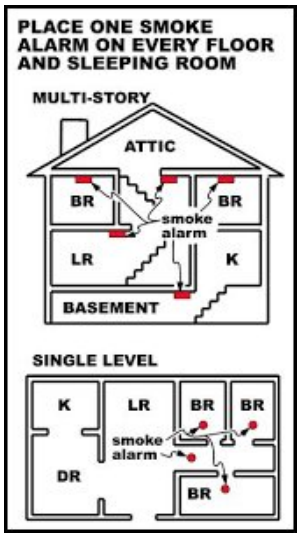
Information

13.5.1 Location of Smoke Detectors in Home: Outside of sleeping areas, Not present in each bedroom

13.5.2 Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, outside of each sleeping room, and one per level including habitable attics and basements. **I recommend replacing any smoke alarms with new units before spending your first night in the home.**

Find more important information from the Tennessee State Fire Marshal regarding smoke detectors, HERE.



13.5.3 Smoke Alarms Testing Information

The State of TN Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This unfortunately only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** I recommend testing them monthly after moving in, replacing the batteries every six - twelve months, and

replacing the alarms again every five to ten years (manufacturer specific).

Defects/ Deficiencies

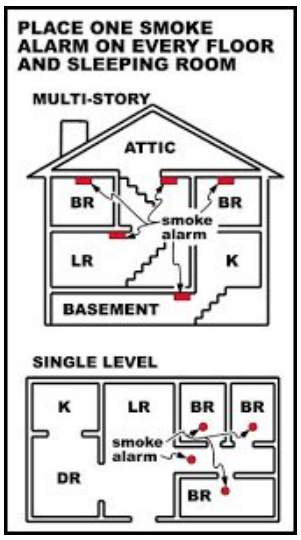
13.5.4 Smoke Alarms Not Present in Every Bedroom

Category: Major (Safety, Inoperable, Etc)

Service: Handyman Diy

SAFETY - Smoke alarms were not present in every bedroom. This is a safety hazard. Current safety standards set forth by the state Fire Marshal require a smoke alarm in each bedroom (sleeping area) for fire safety. I recommend having smoke detectors installed at missing locations.

You can request a free smoke detector from the TN State Fire Marshal's office by clicking this link.



13.6 Carbon Monoxide (CO) Detectors

Information

13.6.1 CO Alarms Present?: None observed in home

Defects/ Deficiencies

13.6.2 CO Alarm(s) - Not Present at Recommended Locations

Category: Major (Safety, Inoperable, Etc)

Service: Handyman Diy

SAFETY - CO alarms were not present at all locations required by today's standards (referenced above). **CO alarms are recommended for any homes containing gas appliances, fireplaces, or an attached garage.** CO detectors are recommended to be installed outside of sleeping areas by a qualified person, for safety.

14.0 Attic

14.1 Attic - General

Information

14.1.1 General Attic Comment

Attics are entered at the best of our ability. If insulation is covering any walkway or a visible walkway is not present, the inspection of the attic will be extremely limited. We can only traverse attic spaces that have a clear and visible walking path so that we do not damage the ceiling materials of the rooms below, or disturb any installed insulation.

Limitations

14.1.2 Attic Partially Inaccessible

The attic was partially inaccessible due to the location of the scuttle hole and shelving installed below it. I attempted to stick lights and cameras up into the space as best as I could, but there may be defects in the inaccessible areas that could not be observed during this inspection. This is a limitation.

14.2 Attic Entry

Information

14.2.1 Attic Entry Location: Multiple Attic Spaces and Entry Points, Pull-down stairs in garage, Scuttle hole in back left bedroom closet

Attics can only be traversed if adequate space and flooring allows. If blown in insulation is present and floor can not be seen, then the inspector cannot walk in the attic for further review. And inspector cannot walk directly above framing without a solid floor such as plywood or OSB.

14.3 Roof Framing & Decking

Information

14.3.1 Framing Style: Joists & Rafters

14.3.2 Decking/Sheathing Material: Plywood/OSB

14.4 Insulation

Information

14.4.1 Material: Cellulose, Radiant Barrier

14.4.2 Approximate Insulation Depth: 6-10"

The depth of the insulation in the attic was observed and the depth listed here is an approximation. Determining the R-Value and effectiveness of installed insulation is beyond the scope of a home inspection.

14.5 Chimneys, Flues, and Penetrations

Information

14.5.1 Roof Penetrations Observed From Within Attic

The roof penetrations (chimneys, flues, vent pipes, etc) were viewed as best as possible from accessible areas of the attic. Often times not all penetrations are accessible due to a limitation of roof design or access to areas. No defects were observed in accessible areas unless otherwise stated in this report.

14.5.2 All Penetrations Not Visible

Due to either the design of the attic or the level of accessibility, not all roof penetrations (vent pipes, chimneys, etc) could be closely observed from inside the attic. Any observed defects will be included in this report.

Defects/ Deficiencies

14.5.3 Evidence Of Leaking At Roof Penetration

Category: Recommendations

Evidence of leaking is present around a roof penetration in the attic. This indicates moisture intrusion that can lead to damage to roofing materials, sheathing, or insulation. I recommend evaluation and repair by a qualified roofing contractor to address the source of the leak.

15.0 Foundation - Crawlspace

15.1 Under-Floor Crawlspace

Information

15.1.1 Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

15.1.2 Under-Floor Crawl Access Location: Exterior

15.1.3 Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Tennessee Home Inspection Standards of Practice

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components where visible.

15.1.4 Vapor Barrier Present?: Yes

15.2 Insulation in Crawlspace

Information

15.2.1 Type of Insulation Observed: Fiberglass

Defects/ Deficiencies

15.2.2 Insulation Installed Upside Down in Crawlspace

Category: Recommendations

Service: Insulation Contractor

Batt insulation in the crawlspace is installed with the vapor barrier facing the wrong direction—downward instead of toward the heated living space. This improper installation can trap moisture against the subfloor, potentially leading to mold growth and wood deterioration. I recommend correction by a qualified contractor to ensure proper moisture control and insulation performance.

15.3 Ventilation in Crawlspace

Information

15.3.1 Crawlspace Ventilation Information

The crawlspace is equipped with ventilation openings that allow for air movement to help control humidity levels and reduce the potential for moisture-related problems. Seasonal variations in humidity and temperature can still cause elevated moisture levels in crawlspaces at times. Maintaining proper grading and drainage around the home, keeping vents clear, and using vapor barriers or dehumidifiers where appropriate can help manage moisture and promote a healthy crawlspace environment.

15.4 Structural System

Information

15.4.1 Type of Foundation: Masonry Block

15.4.2 Type of Floor Structure: Traditional Floor Joists

15.4.3 Type of Wall Structure: Not visible

15.4.4 Type of Columns/Piers: Stacked Concrete Block

Limitations

15.4.5 Flooring System Covered by Insulation

The flooring system (including joists, sill plates, and rim joists) was largely covered by insulation and could not be fully inspected in this visual inspection.

16.0 Attached Garage

16.1 Garage Vehicle Door

Information

16.1.1 Type of Door Operation: Opener

16.2 Garage Floor

Information

16.2.1 Garage Floor Inspected

I inspected the floor of the attached garage.

16.3 Garage Vehicle Door Opener

Information

16.3.1 Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

16.3.2 Garage Door Panels Were Inspected

I inspected the garage door panels.

16.3.3 Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

16.3.4 Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four feet above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

16.3.5 Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

16.3.6 Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

16.3.7 Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

16.3.8 Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

16.3.9 Garage Door Resistance Inspected

The auto-reverse feature of the automatic garage door opener/closer was tested to see if it stopped or reversed with reasonable resistance placed on it during the closing phase.

Defects/ Deficiencies

16.3.10 Spring Tension Adjustment Recommended

Category: Maintenance Items

Service: Qualified Professional

When a garage door is opened or closed manually, it should stay in position at any point along the path due to the tension of the spring(s). This door did not stay in place. The tension of the spring(s) should be adjusted for safety by a garage door contractor. Improper spring tension can also make the opener work harder if it's not properly supported by the spring.

16.4 Electric in Garage

Information

16.4.1 Electric (GFCI)

I checked for GFCI protection at outlets in the garage, if outlets were accessible.

Defects/ Deficiencies

16.4.2 Missing GFCI-Protection in Garage

Category: Recommendations

Service: Electrical Contractor

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles in a garage, including outlets for refrigerators, garage door openers, and washing machines.

16.5 Ceiling, Walls & Firewalls in Garage

Information

16.5.1 Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

16.5.2 Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing device.

Defects/ Deficiencies

16.5.3 Occupant Door Not Fire-rated

Category: Recommendations

The door between the garage and the home's interior did not appear to be fire-rated. A fire-rated door in this location is an important barrier to limit the spread of fire and fumes into the living space. I recommend replacement with an appropriate fire-rated door by a qualified contractor.