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RESIDENTIAL INSPECTION FROM HERCULES HOME INSPECTIONS

123 Sample Street, Demo City, ST 12345

5/05/2026 9:14AM

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Introduction

Introduction

This inspection was performed to provide a professional, visual evaluation of the home's condition at the time of the inspection. The purpose of this report is to help reduce your risk by identifying observed defects, safety concerns, and items that may require repair or maintenance.

This is a **limited, non-invasive, visual inspection** of readily accessible components. Conditions can change over time, and hidden defects or future failures cannot be predicted. No warranties or guarantees are expressed or implied.

How to Use This Report

This report is designed to help you focus on what matters most. Not every item noted is a major concern. Priority should be given to items that affect safety, function, or could lead to more significant issues if not addressed.

Defects are categorized as follows:

- **Safety / Major Defects** – Items that may be unsafe, non-functional, or require immediate attention.
- **Repair Items** – Deficiencies that should be repaired or corrected but may not require immediate action.
- **Maintenance / FYI** – Routine maintenance items, minor deficiencies, or general information to help you care for the home.

The **recommendation within each comment is the most important part** of this report.

Comments/recommendations are written in the following style to help make it clear what is going on.

OBSERVATION: *What it is...*

EVALUATION: *Why it matters...*

RECOMMENDATION: *What to do...*

(some comments will have photos attached and some may have location tags)

Scope and Limitations

This inspection was performed in general accordance with the **Tennessee Home Inspection Standards of Practice**. The inspection includes only **visible and accessible components** and *does not include dismantling, destructive testing, or moving personal belongings, insulation, or finishes*.

The following are **not evaluated as part of this inspection**:

- Code compliance or regulatory compliance
- Causes of defects or methods/cost of repair
- Life expectancy of systems or components
- Environmental hazards (including but not limited to radon, mold, asbestos, lead, pests, etc.)
- Subterranean systems (including sewer lines, septic systems, and underground utilities)
- Specialized systems or detached structures unless otherwise noted

Additionally, any system or component that was **shut down, inaccessible, or not responding to normal controls** was not operated.

Important Notes

- A home inspection is a **snapshot in time**, not a prediction of future conditions.
- Even well-maintained homes will have defects and maintenance items.
- Some recommendations may involve further evaluation by a **qualified contractor**.
- In properties governed by an HOA, certain exterior items may be maintained by the association and should be verified prior to repairs.

Next Steps

I recommend reviewing this report carefully and focusing on the items that impact safety, function, and potential future cost. If you have any questions about the findings or need clarification, I am available to help. **Any concerns or evaluations noted in this report that require review by contractors should be addressed prior to closing.**

Thank you for choosing **Hercules Home Inspections — Providing the strength of a thorough inspection.**

Defects Summary

Exterior and Site

- 3.1.4 - Spigot – Leaking At Stem
- 3.1.5 - Exterior Door Frame – Wood Rot At Base
- 3.1.6 - Dryer Exhaust Piping – Cleaning Needed (Location: Front)
- 3.1.7 - Exterior Door – Does Not Latch (Location: Rear)
- 3.1.8 - Back Steps – Missing Brick And Damaged Mortar
- 3.2.5 - Driveway – Typical Cracking

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- 4.1.3 - Roof Covering – Moss Growth
- 4.1.4 - Roof Covering – Shiny Shingle Edges
- 4.4.3 - Gutters – Loose and Improperly Positioned
- 4.5.2 - Roof/Wall Kickout Flashing Missing

Attached Garage

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- 9.7.4 - Missing Smoke Alarms In Bedrooms
- 9.8.2 - CO Alarms – Missing At Recommended Locations

Bathroom (downstairs bedroom)

- 10.2.2 - Bathroom Sink – S-Trap Installed
- 10.6.2 - Bathroom Closet Door – Does Not Latch Properly

Bathroom (upstairs)

- 12.2.2 - Bathroom Sink – S-Trap Installed

Fireplace

Heating & Cooling

Foundation

1.0 Utility Shut-off Locations

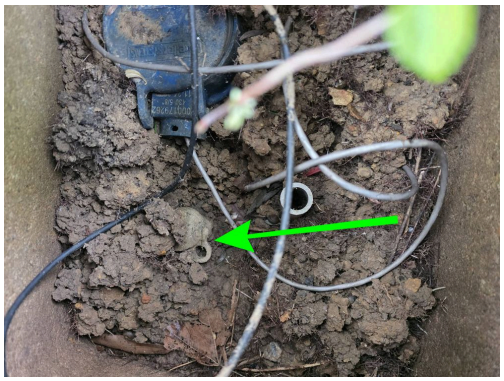
SUBSECTION	# DEFECTS
1.1 Utility Shut-off Locations	—

1.1 Utility Shut-off Locations

I made an effort to identify the locations of main shut-off devices for water, electric, and gas supply systems.

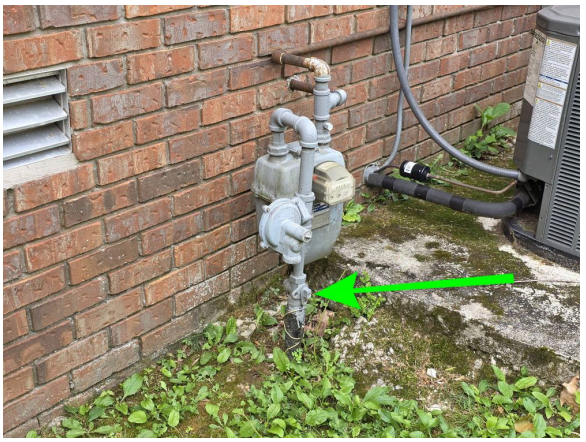
Information

1.1.1 **Water Shutoff Valve Location:** At meter by road



1.1.2 **Main Electrical Service Disconnect Location:** At Main Breaker in the Electrical Panel

1.1.3 **Main Gas Shutoff Valve Location:** On Exterior Meter



2.0 General Information

SUBSECTION	# DEFECTS
2.1 General	—

2.1 General

Information

2.1.1 People present during any part of the inspection: Inspector, Dog

2.1.2 Occupancy: Occupied

2.1.3 Weather Conditions During Inspection: Partly Cloudy

2.1.4 Approximate Temperature (°F) During Inspection: 65

2.1.5 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.

3.0 Exterior and Site

SUBSECTION	# DEFECTS
3.1 General Exterior	3 2
3.2 General Site	1

3.1 General Exterior

Information

3.1.1 General Exterior Inspection

This section deals with the exterior components of the home; directly on or around the home's exterior. Any observed defects or recommendations will be included in this report.

3.1.2 Type of Wall-Covering Material Described: Some vinyl, Brick

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.

3.1.3 Exterior GFCI Reset Location: At breaker in panel (except for outlet by HVAC units which resets on itself)

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

Defects/ Deficiencies

3.1.4 Spigot – Leaking At Stem

Maintenance Items

Service: Plumbing Contractor

OBSERVATION: The exterior spigot was observed leaking at the stem.

EVALUATION: This condition can waste water and may worsen with normal use over time.

RECOMMENDATION: I recommend repair of the spigot by a qualified plumbing contractor.

3.1.5 Exterior Door Frame – Wood Rot At Base

Recommendations

Service: General Contractor

OBSERVATION: Some wood rot was observed at the base of an exterior door frame.

EVALUATION: Deteriorated wood can allow additional moisture intrusion and may affect the door frame's durability and proper function if not addressed.

RECOMMENDATION: I recommend repair or replacement of the damaged wood by a *qualified contractor* to help prevent further deterioration.

Right end

3.1.6 Dryer Exhaust Piping – Cleaning Needed

Maintenance Items

Service: General Contractor

OBSERVATION: The dryer exhaust piping should be cleaned.

EVALUATION: Lint buildup in the exhaust piping can restrict airflow and reduce dryer performance, and it may create a fire hazard.

RECOMMENDATION: I recommend having the dryer exhaust piping cleaned by a qualified contractor.

Location: Front

3.1.7 Exterior Door – Does Not Latch

Recommendations

Service: General Contractor

OBSERVATION: An exterior door did not latch properly. The deadbolt kept the door shut when engaged, but the door could otherwise be pushed or pulled open.

EVALUATION: This condition may affect security and proper door operation.

RECOMMENDATION: I recommend correction by a qualified contractor to adjust or repair the door and latching hardware so the door closes and latches properly.

Location: Rear

3.1.8 Back Steps – Missing Brick And Damaged Mortar

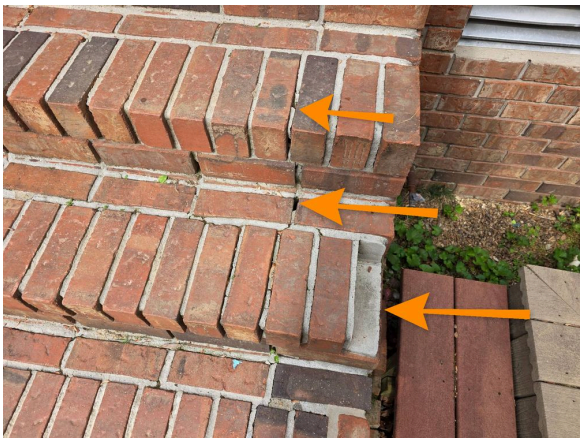
Recommendations

Service: General Contractor

OBSERVATION: Missing brick and damaged mortar were observed at the back steps.

EVALUATION: This condition can reduce the stability of the steps and may allow further deterioration from moisture exposure and regular use.

RECOMMENDATION: I recommend repair by a qualified contractor to restore the damaged masonry and improve the safety and serviceability of the steps.



3.2 General Site

Information

3.2.1 General Site Inspection

This section deals with the exterior site components of the home; such as driveways, walkways, site conditions, and retaining walls. Any observed defects or recommendations will be included in this report.

3.2.2 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.

3.2.3 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.

3.2.4 Site Slope: Sloped away from structure

Defects/ Deficiencies

3.2.5 Driveway – Typical Cracking

Maintenance Items

OBSERVATION: Typical cracking was observed in the driveway surface.

EVALUATION: This condition is common with age and use, but cracks can allow water intrusion and may lead to further deterioration over time.

RECOMMENDATION: I recommend sealing and monitoring the cracks, and repairing them as needed to help limit further wear.

4.0 Roof

SUBSECTION	# DEFECTS
4.1 Roof Covering	1 1
4.2 Roof/Attic Ventilation	—
4.3 Eaves, Soffits & Fascia	—
4.4 Gutters & Downspouts	1
4.5 Venting & Flashing	1

4.1 Roof Covering

Information

4.1.1 **Roof Was Inspected:** Ladder (roof edge), Ground

The roof (and any skylights present) was inspected from accessible areas. This was not an exhaustive evaluation of all installation details to manufacturer or code standards. Roof leaks cannot be confirmed without active rainfall or specialized testing, which is beyond the scope of this inspection. I recommend asking the seller for any known roof history and maintaining adequate insurance coverage.

4.1.2 **Type of Roof-Covering Described:** Asphalt Shingles

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.

Defects/ Deficiencies

4.1.3 **Roof Covering – Moss Growth**

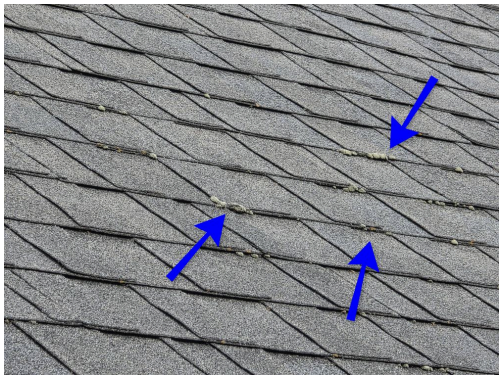
Maintenance Items

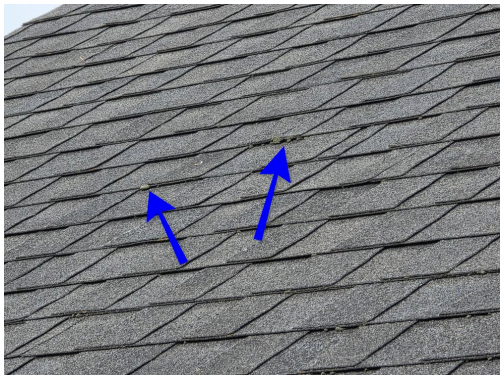
Service: Roofing Professional

OBSERVATION: Moss growth was observed along some shingle edges on the roof.

EVALUATION: This condition can retain moisture and may accelerate deterioration of the roof covering over time.

RECOMMENDATION: I recommend having the moss removed and monitoring the roof for any related damage by a qualified roofing professional.





4.1.4 Roof Covering – Shiny Shingle Edges

Recommendations

Service: Roofing Professional

OBSERVATION: Shiny edges were observed on asphalt shingles, indicating wear with the fiberglass mat exposed at the shingle edges as well as the face of some shingles.

EVALUATION: This condition indicates the shingles are aging and may be more vulnerable to accelerated deterioration and reduced weather protection.

RECOMMENDATION: I recommend evaluation by a qualified roofing contractor to determine age left on the roof.

Limitations

4.1.5 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.

4.2 Roof/Attic Ventilation

Information

4.2.1 Ventilation Type: Soffit Vents, Gable Vents, Ridge Vents

(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.)

4.3 Eaves, Soffits & Fascia

Information

4.3.1 Material: Vinyl & Aluminum

4.4 Gutters & Downspouts

Information

4.4.1 Gutters and Downspouts Inspected

The gutters and downspouts were inspected for proper securement, debris, damage, and effective drainage away from the structure. Leaks cannot be confirmed without active rainfall, and evaluation for blockages or termination points is beyond the scope of this inspection. No visible deficiencies were observed at the time of inspection unless otherwise noted in this report.

4.4.2 Underground Downspout Extensions Present

There were downspouts present that terminated underground. Downspouts that terminate underground are common in many homes and are typically connected to a buried drainage system designed to direct rainwater away from the foundation. This setup can help reduce erosion, prevent water pooling near the home, and protect the basement or crawl space from moisture intrusion.

However, it's important for homeowners to ensure these systems are functioning properly. Underground extensions can become clogged with debris, roots, or sediment over time, leading to backups and potential water damage. Regular maintenance, including flushing the lines and checking for signs of blockage, is essential. It's also a good idea to verify where the water exits—whether it's a storm drain, dry well, or a pop-up emitter—to confirm that runoff is being safely discharged away from the home.

Improperly functioning or damaged underground downspout systems can contribute to foundation issues, so it's important to have them properly maintained over time.

Defects/ Deficiencies

4.4.3 Gutters – Loose and Improperly Positioned

Recommendations

Service: General Contractor

OBSERVATION: The gutter at the front left end of the house was observed coming loose. The gutter along the side of the chimney was installed so that it extends above the front edge of the shingles. Roof/granule debris was also present in all gutters.

EVALUATION: Loose or improperly positioned gutters may not collect and direct roof runoff effectively, and debris buildup can restrict drainage and contribute to overflow.

RECOMMENDATION: I recommend a qualified contractor secure the loose gutter, correct the gutter section that extends above the shingle edge, and clean debris from all gutters to help restore proper drainage.

4.5 Venting & Flashing

Information

4.5.1 Venting And Flashing Inspected

The venting and flashing at the roof area were visually inspected. Any visible observations and recommendations related to these components are included in this section of the report.

Defects/ Deficiencies

4.5.2 Roof/Wall Kickout Flashing Missing

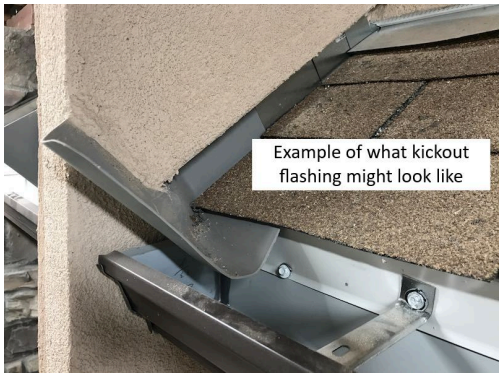
Recommendations

Service: Roofing Professional

OBSERVATION: Kickout flashing was not present where the roof and gutter terminate against the vertical wall.

EVALUATION: This condition can allow roof runoff to discharge directly into the wall area, which may lead to moisture intrusion, concealed damage, and deterioration of adjacent materials.

RECOMMENDATION: Have a qualified roofing contractor install proper kickout flashing at this location to help direct water into the gutter and reduce the risk of water damage.



5.0 Attached Garage

SUBSECTION	# DEFECTS
5.1 Garage Vehicle Door	1
5.2 Garage Floor	—
5.3 Garage Vehicle Door Opener	—
5.4 Electric in Garage	1
5.5 Ceiling, Walls & Firewalls in Garage	—

5.1 Garage Vehicle Door

Information

5.1.1 Type of Door Operation: Opener

Defects/ Deficiencies

5.1.2 Garage Door Trim – Loose And Deteriorated

Recommendations

Service: General Contractor

OBSERVATION: Metal trim at the right side of the garage door was loose, and exposed wood in this area was visibly deteriorated.

EVALUATION: This condition can allow continued moisture intrusion and further deterioration of the surrounding door framing materials.

RECOMMENDATION: I recommend a qualified contractor repair or replace the loose trim and replace the deteriorated wood as needed.

5.2 Garage Floor

Information

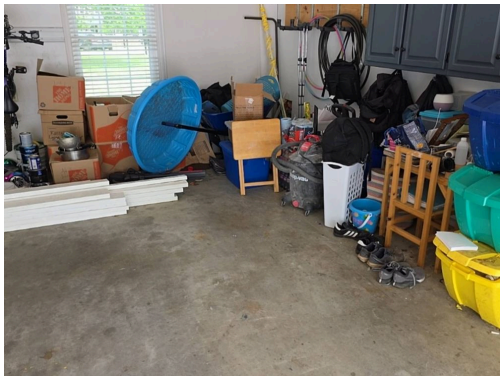
5.2.1 Garage Floor Inspected

I inspected the floor of the attached garage.

Limitations

5.2.2 Garage Floor Covered

Part of the garage floor was covered by homeowner belongings and could not be seen during the inspection. Limitation.



5.3 Garage Vehicle Door Opener

Information

5.3.1 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.

5.3.2 Garage Door Panels Were Inspected

I inspected the garage door panels.

5.3.3 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.

5.3.4 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.

5.3.5 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.

5.3.6 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.

5.3.7 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.

5.3.8 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.

5.3.9 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.

5.4 Electric in Garage

Defects/ Deficiencies

5.4.1 Garage Outlets – Missing GFCI Protection

Recommendations

Service: Electrical Contractor

OBSERVATION: One or more electrical outlets in the garage were observed to be not GFCI protected.

EVALUATION: Garage receptacles are located in an area where ground-fault protection is important due to the increased potential for moisture exposure and contact with grounded surfaces. This condition may increase the risk of electrical shock.

RECOMMENDATION: Have a *licensed electrician* evaluate the garage outlets and install GFCI protection where needed for improved safety.

5.5 Ceiling, Walls & Firewalls in Garage

Information

5.5.1 Garage Ceiling & Walls Were Inspected

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

5.5.2 Door Between Garage and House Was Inspected

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

6.0 Electrical

SUBSECTION	# DEFECTS
6.1 General Info	—
6.2 Service Entrance	—
6.3 Service Disconnect	—
6.4 Panelboard(s)	2
6.5 Electrical Wiring	—
6.6 Breakers/Fuses	—
6.7 Service Grounding & Bonding	—
6.8 Receptacles	—

6.1 General Info

Information

6.1.1 Inspected the Service Head, Gooseneck & Drip Loops

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

6.1.2 Inspected the Service Mast, Service Conduit & Raceway

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

6.1.3 Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Limitations

6.1.4 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.

6.2 Service Entrance

Information

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

6.2.2 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.

6.3 Service Disconnect

Information

6.3.1 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.

6.4 Panelboard(s)

Information

6.4.1 Location of Electrical Panel(s): Garage

6.4.2 Inspected Main Panelboard & Breakers

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

Defects/ Deficiencies

6.4.3 Panelboard – Double-Lugged Neutral Wires (older)

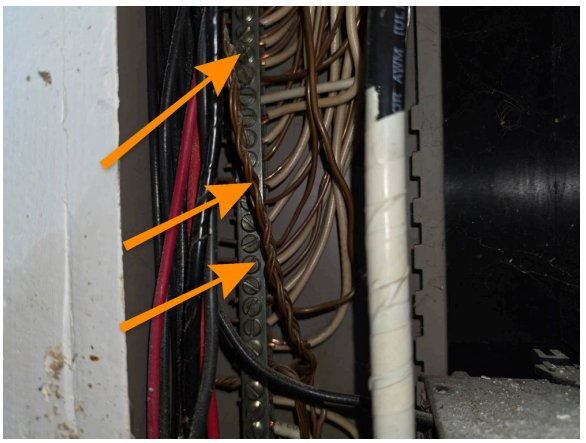
Recommendations

Service: Electrical Contractor

OBSERVATION: One or more neutral wires were observed terminated under the same lug as another wire in the panelboard.

EVALUATION: Although this installation method was common when the home was built, current standards call for individual neutral conductors to be terminated under separate lugs because shared terminations can lead to loose connections and possible overheating.

RECOMMENDATION: I recommend a qualified electrician evaluate and correct the panel wiring so that each neutral wire is terminated under its own lug.



6.4.4 Electrical Panel – No Circuit Labels

Recommendations

Service: Electrical Contractor

OBSERVATION: The electrical panel directory was not labeled at the time of inspection.

EVALUATION: Unlabeled circuits can make it difficult to identify and safely shut off individual breakers during maintenance or an emergency.

RECOMMENDATION: I recommend having a qualified electrician identify the circuits and provide a complete, accurate panel directory.

6.5 Electrical Wiring

Information

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

Limitations

6.5.2 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.

6.6 Breakers/Fuses

Information

6.6.1 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.

6.6.2 AFCI Breakers Present: No

6.6.3 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.

6.6.4 AFCI Not Present

AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended to be performed on any home as a **safety upgrade** for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels, and an upgrade of the panel should be considered in these situations.

6.6.5 GFCI breaker(s) Tested

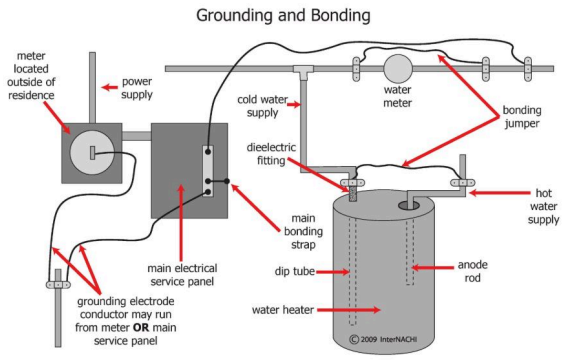
The GFCI (Ground fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

6.7 Service Grounding & Bonding

Information

6.7.1 Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Limitations

6.7.2 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.

6.8 Receptacles

Information

6.8.1 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.

6.8.2 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).

7.0 Water Heater

SUBSECTION	# DEFECTS
7.1 Water Heater	1

7.1 Water Heater

Information

7.1.1 Inspection

The water heater was inspected for overall condition, power source, water pipes, TPR valve, and hot water production; no reportable deficiencies were observed unless otherwise listed in this report. Water temperature at faucets is recommended not to exceed 120°F to prevent scalding; however, tank temperature should be maintained between 135–140°F to inhibit Legionellae bacteria growth. A tempering valve can satisfy both requirements simultaneously. I recommend consulting with a licensed plumber regarding tempering valve installation.

7.1.2 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. If at any point in the future you notice a leak or drip at this valve, have it evaluated by a qualified plumber. Leaking/dripping here is an indication of a problem with either the tank or the valve itself.

7.1.3 Water Heater Location: Garage

7.1.4 Energy Source & Capacity: Capacity - 50 gal, Gas

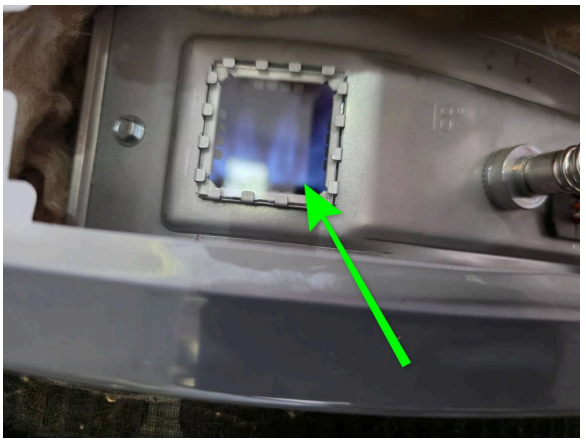
7.1.5 Water Heater Manufacturer: AO Smith

7.1.6 Manufacture Year: Determined by searching serial number online, 2020

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.

7.1.7 Combustion Chamber Information

The combustion chamber (if visible) was inspected for significant deficiencies. No deficiencies were observed at visible portions unless otherwise noted in this report.



Defects/ Deficiencies

7.1.8 Water Heater - Plastic Piping Too Close

Recommendations

Service: Plumbing Contractor

OBSERVATION: Plastic water piping was observed within 18 inches of the top of the gas water heater.

EVALUATION: This condition may expose the piping to excessive heat from the venting system and top of the appliance. Over time, heat exposure can cause the piping to soften, deform, or fail, which could result in leakage or water damage.

RECOMMENDATION: Recommend correction by a qualified plumbing contractor. Piping near the top of the gas water heater should be upgraded or reconfigured with approved materials to provide proper heat resistance and clearance.

8.0 Kitchen

SUBSECTION	# DEFECTS
8.1 Kitchen Sink	1
8.2 Garbage Disposal	—
8.3 GFCI/Electrical	1
8.4 Dishwasher	—
8.5 Range/Oven/Cooktop/Hood	—
8.6 Refrigerator	—
8.7 Built-in Microwave	—
8.8 Kitchen Island	—
8.9 Countertops & Cabinets	—

8.1 Kitchen Sink

Information

8.1.1 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.

Defects/ Deficiencies

8.1.2 Kitchen Sink – S-Trap In Drain Piping

Maintenance Items

Service: Plumbing Contractor

OBSERVATION: An *S-trap* configuration was observed in the drain piping beneath the kitchen sink.

EVALUATION: This type of drain arrangement is not considered a proper modern configuration and can allow the trap to siphon dry, which may permit sewer gases to enter the home. Improper drain piping can also affect drainage performance.

RECOMMENDATION: Recommend correction of the drain piping by a *qualified plumbing contractor* to provide a proper trap and vented configuration.

8.2 Garbage Disposal

Information

8.2.1 Turned On Garbage Disposal

I turned on the garbage disposal.

8.3 GFCI/Electrical

Information

8.3.1 **Description:** GFCI outlets present

*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.*

Defects/ Deficiencies

8.3.2 Under-Sink Outlet – Missing GFCI Protection

Recommendations

Service: Electrical Contractor

OBSERVATION: The outlet located under the sink was not GFCI protected, and the garbage disposal was plugged into this outlet.

EVALUATION: This condition may increase the risk of electrical shock in an area where moisture is commonly present.

RECOMMENDATION: I recommend correction by a qualified electrician to provide proper GFCI protection for this outlet.

8.4 Dishwasher

Limitations

8.4.1 Dishwasher Not Operated (Homeowner Belongings)

The dishwasher was not operated due to the presence of homeowner belongings inside the unit. Due to dishes being in the unit, it is assumed to work. If you have any concerns with its operation, I recommend asking the homeowner about its performance.

8.5 Range/Oven/Cooktop/Hood

Information

8.5.1 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.

8.5.2 **Exhaust Hood Type:** Vented (sidewall)

8.6 Refrigerator

Information

8.6.1 Refrigerator Was On

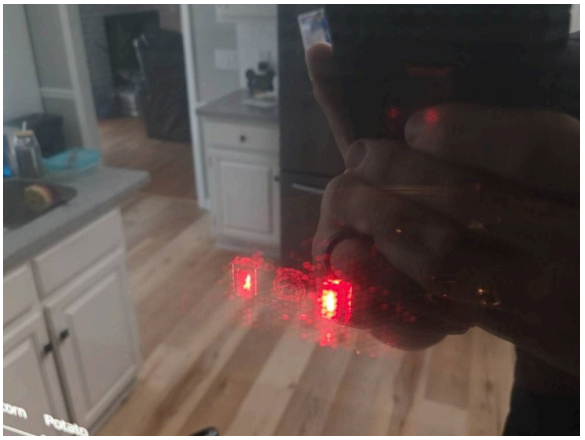
I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

8.7 Built-in Microwave

Information

8.7.1 Microwave Turned On

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



8.8 Kitchen Island

Information

8.8.1 Not Present

There was no *permanently installed* kitchen island at the time of the inspection.

8.9 Countertops & Cabinets

Information

8.9.1 Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

9.0 Interior

SUBSECTION	# DEFECTS
9.1 Doors	1
9.2 Windows	1
9.3 Switches & Fixtures	—
9.4 Floors, Walls, Ceilings	—
9.5 Stairs, Steps, Stoops, Stairways & Ramps	—
9.6 Railings, Guards & Handrails	1
9.7 Smoke Alarms/Detectors	1
9.8 Carbon Monoxide (CO) Detectors	1

9.1 Doors

Information

9.1.1 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

9.1.2 Closet Accordion Door Off Track

Maintenance Items

Service: General Contractor

OBSERVATION: One of the accordion closet doors in the upstairs left bedroom was observed off its track.

EVALUATION: This condition can interfere with normal operation and may lead to damage to the door or track components if used in this condition.

RECOMMENDATION: I recommend repair or adjustment by a qualified contractor to restore proper operation.

9.2 Windows

Information

9.2.1 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

9.2.2 Window – Upper Sash Will Not Stay Open

Recommendations

Service: General Contractor

OBSERVATION: In the bedroom bathroom, the top portion of the window was observed to be held up only by the lock mechanism and slid down when the lock was disengaged.

EVALUATION: This indicates a defective window sash balance or related hardware, which can affect normal operation and may create a safety concern.

RECOMMENDATION: I recommend repair by a qualified contractor to restore proper window function.

Limitations

9.2.3 Not All Windows Inspected

Some windows in the home could not be reached and fully inspected due to homeowner belongings.

9.3 Switches & Fixtures

Information

9.3.1 Inspected Switches, Fixtures & Receptacles

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

Limitations

9.3.2 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.

9.4 Floors, Walls, Ceilings

Information

9.4.1 Floors, Walls, Ceilings Inspected

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

9.5 Stairs, Steps, Stoops, Stairways & Ramps

Information

9.5.1 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.

9.6 Railings, Guards & Handrails

Information

9.6.1 Railings, Guards & Handrails Were Inspected

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

Defects/ Deficiencies

9.6.2 Interior Stairs – Handrail Not Continuous

Recommendations

Service: General Contractor

OBSERVATION: The stair handrail was not continuous along the full run of the stairs.

EVALUATION: A non-continuous handrail can reduce support for someone using it for balance while going up or down the stairs.

RECOMMENDATION: I recommend correction by a qualified contractor to provide a continuous handrail for improved safety.

9.7 Smoke Alarms/Detectors

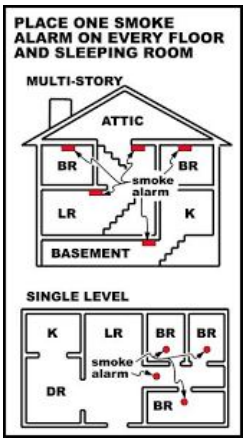
Information

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

9.7.2 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.



9.7.3 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

9.7.4 Missing Smoke Alarms In Bedrooms

Major (Safety and/or Immediate Attention)

OBSERVATION: Smoke alarms were not present inside each sleeping area at the time of inspection.

EVALUATION: This is a safety hazard, as missing smoke alarms in these locations may delay occupant warning in the event of a fire. Current safety standards set forth by the State Fire Marshal call for a smoke alarm inside each sleeping area and outside of each bedroom or sleeping area for fire safety.

RECOMMENDATION: I recommend having smoke alarms installed at all missing locations by a qualified contractor or other qualified professional.

9.8 Carbon Monoxide (CO) Detectors

Information

9.8.1 CO Alarms Present?: None observed in home

Defects/ Deficiencies

9.8.2 CO Alarms – Missing At Recommended Locations

Major (Safety and/or Immediate Attention)

Service: Electrical Contractor

OBSERVATION: Carbon monoxide (CO) alarms were not present at all locations currently recommended by modern safety standards. *CO alarms are especially important in homes with gas appliances, fireplaces, or an attached garage*.

EVALUATION: Missing CO alarms can reduce early warning of carbon monoxide exposure, which may create a significant safety hazard for occupants. Proper placement outside sleeping areas can improve detection and response time.

RECOMMENDATION: I recommend having qualified personnel install carbon monoxide alarms at the recommended locations, including outside sleeping areas, to improve occupant safety.

10.0 Bathroom (downstairs bedroom)

SUBSECTION	# DEFECTS
10.1 Bathroom Toilets	—
10.2 Sinks, Tubs & Showers	1
10.3 Bathroom Exhaust Fan / Window	—
10.4 GFCI & Electric in Bathroom	—
10.5 Doors	1

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 Bathroom Sink – S-Trap Installed

Maintenance Items

Service: Plumbing Contractor

OBSERVATION: An S-trap was observed at the bathroom sink drain piping.

EVALUATION: S-traps are not considered current standard because they can allow the water seal to siphon out, which may permit sewer gases to enter the home.

RECOMMENDATION: I recommend correction by a qualified plumbing contractor.

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 Doors

Information

10.5.1 Doors Inspected

Any doors in this bathroom were inspected for operation. They were opened and closed. Any observed defects will be addressed in this report.

Defects/ Deficiencies

10.5.2 Bathroom Closet Door – Does Not Latch Properly

Maintenance Items

Service: General Contractor

OBSERVATION: The bathroom closet door did not latch and close properly at the time of inspection.

EVALUATION: This condition may affect privacy and indicates the door or hardware is out of adjustment.

RECOMMENDATION: I recommend repair or adjustment of the door and latch by a qualified contractor.

11.0 Bathroom (downstairs shared)

SUBSECTION	# DEFECTS
11.1 Bathroom Toilets	—
11.2 Sinks, Tubs & Showers	—
11.3 Bathroom Exhaust Fan / Window	—
11.4 GFCI & Electric in Bathroom	—
11.5 Doors	—

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.

11.3 Bathroom Exhaust Fan / Window

Information

11.3.1 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.

11.4 GFCI & Electric in Bathroom

Information

11.4.1 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.

11.4.2 **Location Outlet Resets:** On outlet

11.5 Doors

Information

11.5.1 Doors Inspected

Any doors in this bathroom were inspected for operation. They were opened and closed. Any observed defects will be addressed in this report.

12.0 Bathroom (upstairs)

SUBSECTION	# DEFECTS
12.1 Bathroom Toilets	—
12.2 Sinks, Tubs & Showers	1
12.3 Bathroom Exhaust Fan / Window	—
12.4 GFCI & Electric in Bathroom	—
12.5 Doors	—

12.1 Bathroom Toilets

Information

12.1.1 Toilets Inspected

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

12.2 Sinks, Tubs & Showers

Information

12.2.1 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

12.2.2 Bathroom Sink – S-Trap Installed

Maintenance Items

Service: Plumbing Contractor

OBSERVATION: An S-trap was observed at the bathroom sink drain piping.

EVALUATION: S-traps are not considered current standard because they can allow the water seal to siphon out, which may permit sewer gases to enter the home.

RECOMMENDATION: I recommend correction by a qualified plumbing contractor.

12.3 Bathroom Exhaust Fan / Window

Information

12.3.1 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.

12.4 GFCI & Electric in Bathroom

Information

12.4.1 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.

12.4.2 Location Outlet Resets: On outlet

12.5 Doors

Information

12.5.1 Doors Inspected

Any doors in this bathroom were inspected for operation. They were opened and closed. Any observed defects will be addressed in this report.

13.0 Fireplace

SUBSECTION	# DEFECTS
13.1 Fireplace	1 2

13.1 Fireplace

Information

13.1.1 Type of Fireplace: Masonry

I tried to describe the type of fireplace.

Defects/ Deficiencies

13.1.2 Level 2 Inspection Recommended

Maintenance Items

Service: Qualified Professional

A level 2 chimney inspection and cleaning is recommended to be done by a qualified chimney sweep before using the fireplace. With this type of inspection they will be able to see all the way inside the chimney. Annual chimney cleaning and maintenance is also recommended.

A full chimney inspection is outside the scope of a home inspection.

13.1.3 Fireplace Door Frame – Loose Right Side

Maintenance Items

Service: General Contractor

OBSERVATION: The frame for the glass fireplace doors was loose on the right side.

EVALUATION: A loose door frame may affect the safe and proper operation of the fireplace doors and can worsen with continued use.

RECOMMENDATION: I recommend having a qualified contractor secure the frame.

▶ *Watch video*

13.1.4 Damper Handle Missing

Recommendations

Service: General Contractor

OBSERVATION: The fireplace damper handle was not observed, and the damper was therefore not operated during the inspection.

EVALUATION: A missing handle can limit normal operation of the damper and may affect proper fireplace use and venting.

RECOMMENDATION: I recommend repair or replacement of the missing damper handle by a qualified contractor before using the fireplace.

14.0 Heating & Cooling

SUBSECTION	# DEFECTS
14.1 General Info	1
14.2 Age of HVAC Unit	1
14.3 Heating and Cooling System Information	—
14.4 Thermostat and Normal Operating Controls	—
14.5 Condensate	—
14.6 Means of Distribution	—

14.1 General Info

Information

14.1.1 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.

14.1.2 Two Units Present

There were two HVAC units present at the home. A package unit for the main floor of the home, and a split unit (two sections) for the upstairs area.

14.1.3 Gas Forced Air Furnace Information

This house contains a gas forced air furnace. The key to all combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion, so that moisture, carbon monoxide and other products of combustion do not mix with interior air, and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger, and never be aware of it. We recommend that you have operable carbon monoxide alarms inside the house; have HVAC servicing performed annually; and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

Defects/ Deficiencies

14.1.4 HVAC Filter(s) - Dirty

Maintenance Items

Service: Diy

OBSERVATION: Dirty HVAC filter(s) were observed at the time of inspection.

EVALUATION: Restricted airflow from dirty filters can reduce system efficiency and may contribute to unnecessary wear on HVAC components.

RECOMMENDATION: I recommend replacing the dirty filter(s) and continuing to change them at regular intervals in accordance with the manufacturer's guidance.

Upstairs

14.2 Age of HVAC Unit

Information

14.2.1 Date of Manufacture: 2008 (package unit), 2022 (split unit)

Defects/ Deficiencies

14.2.2 HVAC Unit Near End of Service Life

Maintenance Items

Service: Hvac Professional

OBSERVATION: The package HVAC unit was manufactured in 2008 and is at or near the end of its typical expected service life of approximately 15-20 years. The system produced conditioned air when tested during the inspection.

EVALUATION: Although the unit was operating at the time of inspection, older equipment can be more prone to repairs and reduced reliability due to age alone.

RECOMMENDATION: I recommend asking the seller for records of any recent maintenance or repairs and budgeting for continued service needs or replacement by a qualified HVAC professional as needed.

14.3 Heating and Cooling System Information

Information

14.3.1 Homeowner's Responsibility

Most HVAC (heating, ventilating, and air-conditioning) systems in houses are relatively simple in design and operation. 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, and air velocity. It is the responsibility of the homeowner to have the HVAC system inspected and serviced annually, and any air filters should be kept clean and changed at regular intervals.

14.3.2 Service Disconnect Inspected

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

14.3.3 Energy Source (Cooling Equipment): Electricity

14.3.4 Energy Source (Heating Equipment): Electricity, Gas

14.3.5 Cooling Method: Air Conditioner, Heat Pump

14.3.6 Heating Method: Forced Air Furnace, Heat Pump

Limitations

14.3.7 Heat Pump Not Operated On Heat

The system was operated in **cooling mode only** at the time of inspection, as outdoor temperatures were not conducive to evaluating heating function. Operation in one mode is generally indicative of overall system function with a heat pump because of how the system works.

14.4 Thermostat and Normal Operating Controls

Information

14.4.1 Thermostat Location(s): Multiple thermostats/locations

14.4.2 Thermostat Operated Normally

The thermostat(s) responded to normal operating controls during the inspection.

14.5 Condensate

Information

14.5.1 Condensate Discharge Confirmed

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

14.6 Means of Distribution

Information

14.6.1 Ductwork Installed: In Crawlspace, Insulated, In Attic

15.0 Plumbing

SUBSECTION	# DEFECTS
15.1 Water Supply	—
15.2 Fuel Storage System	—
15.3 Drain, Waste, & Vent And Supply Piping	—

15.1 Water Supply

Information

15.1.1 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.

15.2 Fuel Storage System

Information

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

15.3 Drain, Waste, & Vent And Supply Piping

Information

15.3.1 Inspected DWV And Supply Piping

The drain, waste, and vent (DWV) piping and water supply piping were inspected where visible and accessible at the time of the inspection. Portions of the piping system are concealed within walls, ceilings, or floors and cannot be fully evaluated. I recommend monitoring for leaks and having any concerns further evaluated as needed.

15.3.2 Drain, Waste, and Vent Piping Materials: PVC

15.3.3 Supply Piping Materials: CPVC

Limitations

15.3.4 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.

16.0 Attic

SUBSECTION	# DEFECTS
16.1 Attic - General	—
16.2 Attic Entry	—

16.1 Attic - General

Information

16.1.1 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

16.1.2 Limited Accessible Attic Space

Due to the design of the home and the second level, there was limited accessible attic space.

16.2 Attic Entry

Information

16.2.1 Attic Entry Location: Multiple points of access on second floor

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.

17.0 Foundation

SUBSECTION	# DEFECTS
17.1 Foundation Area	1 1
17.2 Insulation in Crawlspace	—
17.3 Ventilation in Crawlspace	—
17.4 Sump Pump	1
17.5 Structural System	1

17.1 Foundation Area

Information

17.1.1 Monitor Your Foundation

The home's foundation type was identified as a crawlspace, basement, or slab-on-grade, which are the three primary types of residential foundations. Each type has its own characteristics and maintenance considerations, but all serve the critical role of supporting the structure and transferring loads to the ground. One of the most significant factors affecting any foundation is water. Excess moisture can lead to movement, deterioration, or other structural concerns over time. The foundation should be routinely monitored for signs of water intrusion, such as standing water, damp conditions, staining, or moisture-related damage, as well as for other indicators of potential issues.

17.1.2 Specific Type Of Foundation: Crawlspace

17.1.3 Under-Floor Crawlspace Inspected

The crawlspace and the base of the interior perimeter foundation walls were inspected where visible and accessible, looking for signs of past or present water intrusion, staining, or other indications of moisture issues. No signs of active water or moisture intrusion were observed at visible areas at the time of inspection unless otherwise noted in this report. Conditions in crawlspaces can change, and we can only report on what was observed at the time of inspection; future water intrusion may occur due to heavy rainfall or changing site conditions. We recommend consulting with the sellers regarding any history of moisture intrusion in the crawlspace.

Defects/ Deficiencies

17.1.4 Crawlspace – Moisture Conditions Observed

Recommendations

Service: General Contractor

OBSERVATION: Some moisture, or signs of previous moisture, were observed in the crawlspace at the time of the inspection.

EVALUATION: Crawlspace moisture conditions can vary based on drainage, grading, ventilation, and vapor barrier coverage, and elevated moisture can contribute to mold growth and deterioration of structural materials over time.

RECOMMENDATION: I recommend evaluation by a qualified contractor, with improvements, upgrades, or repairs made as needed to help control crawlspace moisture and maintain a dry, stable environment around the home's foundation.



17.1.5 Foundation Area – Previous Leak Stains

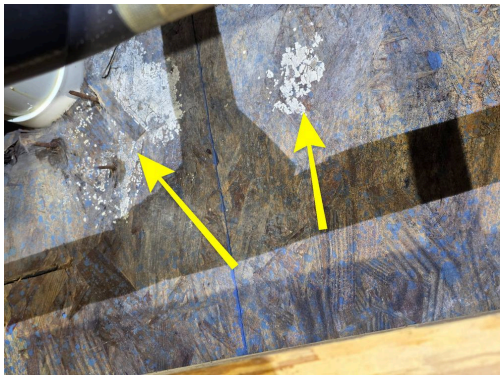
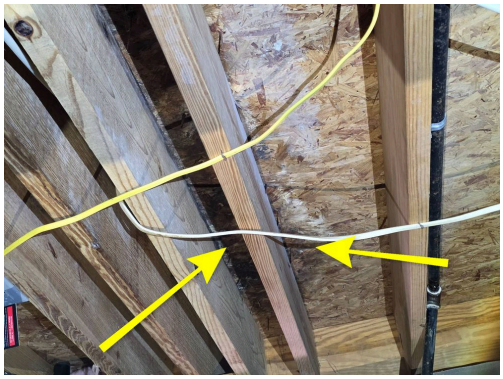
Maintenance Items

Service: General Contractor

OBSERVATION: Some areas showed what appeared to be staining from previous leaking. The affected spots were dry at the time of the inspection.

EVALUATION: This condition indicates past moisture intrusion and may suggest an intermittent leak or drainage issue that was not active during the inspection.

RECOMMENDATION: I recommend monitoring these areas for renewed moisture and having a qualified contractor evaluate and correct the source if leaking returns.

17.2 Insulation in Crawlspace

Information

17.2.1 Type of Insulation Observed: None

17.2.2 General Absence of Insulation in Crawlspace

There was a general absence of under-floor insulation in the crawlspace. This is normal for this area. If you would like to install under-floor insulation, I recommend contacting a qualified contractor to have this work done.

17.3 Ventilation in Crawlspace

Information

17.3.1 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.

17.4 Sump Pump

Information

17.4.1 Sump Pump Observed In Crawlspace

A sump pump was present in the crawlspace. The sump pump is designed to remove groundwater that collects in the sump basin and discharge it away from the foundation to help prevent moisture intrusion and potential damage.

Defects/ Deficiencies

17.4.2 Sump Pump – Did Not Activate

Recommendations

Service: General Contractor

OBSERVATION: The sump basin was dry at the time of inspection, and the sump pump did not turn on when the float was manually lifted.

EVALUATION: This indicates the pump may not operate when needed, which could allow water to accumulate at the foundation.

RECOMMENDATION: I recommend further evaluation and repair or replacement by a qualified contractor.

17.5 Structural System

Information

17.5.1 Type of Foundation: Masonry Block

17.5.2 Type of Floor Structure: Traditional Floor Joists

17.5.3 Type of Wall Structure: Not visible

17.5.4 Type of Columns/Piers: Stacked Concrete Block

Defects/ Deficiencies

17.5.5 Crawlspace - Crack In Foundation Wall

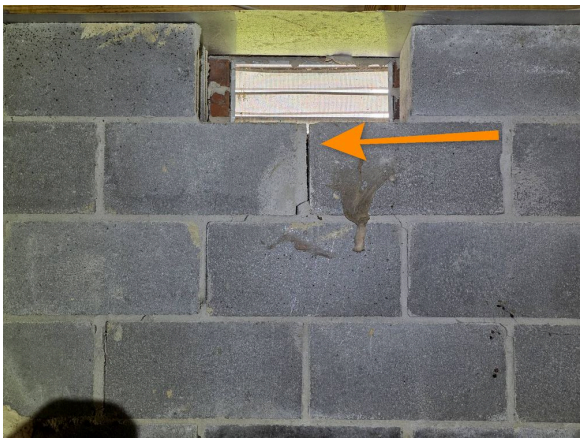
Recommendations

OBSERVATION:

A crack was observed in the foundation wall from within the crawlspace.

EVALUATION: Foundation wall cracks can indicate movement or allow moisture intrusion, and further evaluation is needed to determine the significance of this condition.

RECOMMENDATION: I recommend evaluation by a qualified contractor or foundation specialist to determine whether repair is needed.



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