Inspecting East Tennessee since 2006

Property Condition Report

Prepared for:
Mrs. Home Buyer

Property Address:
1234 Any St.
Knoxville TN 37918

Patrick Cloninger247

WWW.PINPOINTTN.COM

What Really Matters in a Home Inspection

Dear Home

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

- Major defects. An example of this would be a structural failure;
- Things that lead to major defects, such as a small roof-flashing leak, for example;
- Things that may hinder your ability to finance, legally occupy, or insure the home; and
- Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. 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. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Table of Contents

Date: 1/15/2014	**Time:** 01:00 PM	**Report ID:** 02_Residential Sample
Property: 1234 Any St. Knoxville TN 37918	**Customer:** Mrs. Home Buyer	**Real Estate Professional:**

General Information

Standards of Practice: State of Tennessee	**In Attendance:** Seller only	**Type of building:** Single Family (1 story)
Approximate age of building: Over 25 Years	**Temperature:** Below 60	**Weather:** Cloudy
Ground/Soil surface condition: Damp	**Rain in last 3 days:** Yes	**Radon Test:** No
Electric on: Yes	**Water On:** Yes	**Gas/Oil on:** Yes

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. ***All*** comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = *I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.*

Not Inspected (NI) = *I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.*

Not Present (NP) = *This item, component or unit is not in this home or building.*

Repair or Replace (RR) = *The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.*

Addendums/Additional Comments

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Left of Main Entry

Right of Main Entry

Rear of Home

		IN	GC	NI	NP	RR
1.0	WALL CLADDING FLASHING AND TRIM	•	•			
1.1	DOORS (Exterior)	•				•
1.2	WINDOWS	•				
1.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•	•			
1.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				•
1.5	EAVES, SOFFITS AND FASCIAS	•				

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IN	GC	NI	NP	RR

Styles & Materials

Siding Style:
Brick

Siding Material:
Brick veneer

Exterior Entry Doors:
Wood
Steel

Appurtenance:
Porch
Deck

Driveway:
Concrete

Comments:

1.0 The brick exterior walls had stepped cracking visible in the mortar joints. It is recommended that these cracks be patched with an appropriate material to avoid continued damage from freezing moisture and monitor for future cracking.

This cracking does not appear significant at this time.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.1 The storm door at the back of the home has a damaged trim piece at the bottom. Recommend repair.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.3 Wood framing members in contact and/or close to contact with the soil will be prone to wood rot/decay. It is highly recommend these areas be monitored for future damage.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.4 Significant cracks (1/4 in. or larger) visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

1.4 Item 1(Picture)

1.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.






		IN	GC	NI	NP	RR
2.0	FLASHINGS	•	•			
2.1	ROOF COVERINGS	•	•			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				
2.3	ROOF DRAINAGE SYSTEMS	•				•

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	IN	GC	NI	NP	RR

Styles & Materials

Viewed roof covering from:
Walked roof

Roof Covering:
Asphalt/Fiberglass

Sky Light(s):
None

Chimney (exterior):
Brick

Comments:

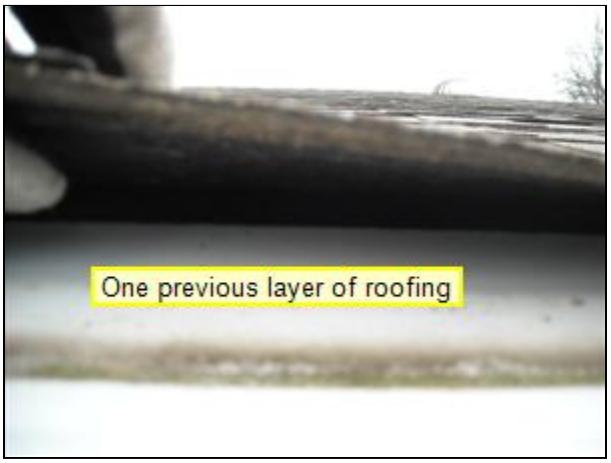
2.0 The flashing around the chimney that penetrates the roof is reliant upon a sealant to prevent moisture intrusion of the roof structure. Sealants eventually dry, shrink, and crack and can allow moisture intrusion of the roof assembly. You should be diligent in maintaining sealants protecting the chimney/roof penetration.

One small area needs sealant where flashing is pulling away from the brick chimney. (Picture 2)

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.1 The 30 year "dimensional" or "architectural" composition shingle roof appears to be in satisfactory condition. I did observe at least one previous layer of roofing installed. It is recommended that both layers be taken off when a new roof is installed in the future.



2.1 Item 1(Picture)

2.3 The downspout needs an extension/buried drain line to carry water away from the home at the front, rear and sides of home. Recommend installing black corrugated drain lines to divert water away from the structure.

2.3 Item 1(Picture)

2.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Garage

		IN	GC	NI	NP	RR
3.0	GARAGE CEILINGS	•				
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				
3.2	GARAGE FLOOR	•				
3.3	GARAGE DOOR (S)	•				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				

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IN GC NI NP RR

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener

Manufacturer:
N/A

Comments:

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Main Panel

Open

Panel cover off

		IN	GC	NI	NP	RR
4.0	SERVICE ENTRANCE CONDUCTORS	•				
4.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				•
4.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
4.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				•
4.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
4.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
4.7	SMOKE DETECTORS	•				
4.8	CARBON MONOXIDE DETECTORS	•				

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IN GC NI NP RR

Styles & Materials

Electrical Service

Conductors:
Overhead service

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
SIEMENS

Branch wire 15 and 20

AMP:
Copper

Wiring Methods:
Romex

Comments:

4.1 (1) Both grounding clamps are loose at the gas meter and main grounding rod at the exterior of the home. Proper grounding should be maintained throughout the electrical system. Recommend tightening these clamps.

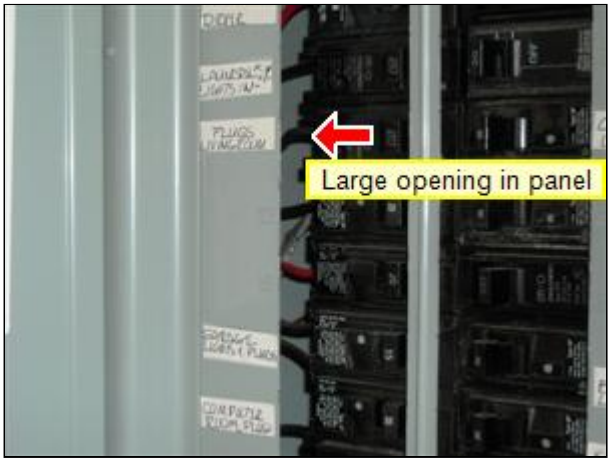
4.1 Item 1(Picture)

4.1 Item 2(Picture)

(2) The main panel has several circuit breakers that need labels identifying their location(s).

(3) Gaps in the dead front cover of the main electrical service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard.

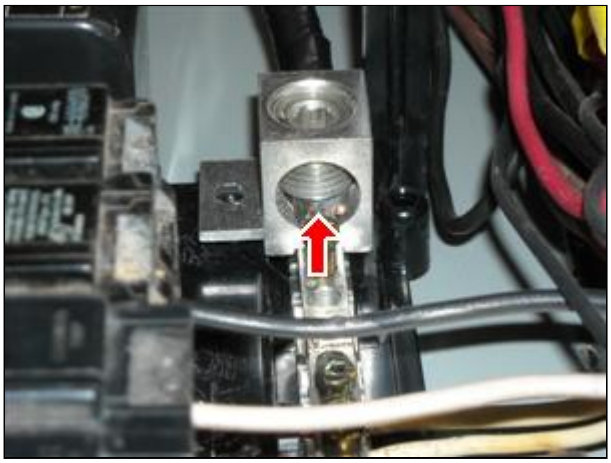
It appears the trim around the panel is holding the cover off the wall. It is recommend this trim be removed, so that the panel cover will fit properly. Also, new, shorter screws will need to be used after removing trim.



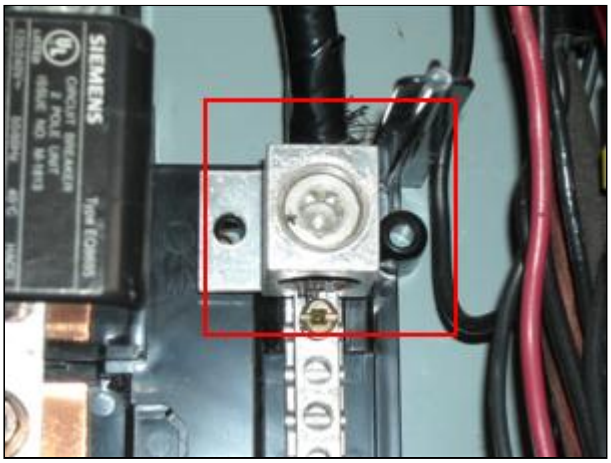
4.1 Item 3(Picture)

4.1 Item 4(Picture)

(4) No anti-oxidant paste was observed on the aluminum service connection to the main panel. This "grease like" paste is a conductive material applied to aluminum wire connections to provide protection against poor connections developing because of the formation of aluminum oxide on the surface of the aluminum wires. Without an anti-oxidant applied, poor connections will result. Application of anti-oxidant should be performed by a licensed electrician.

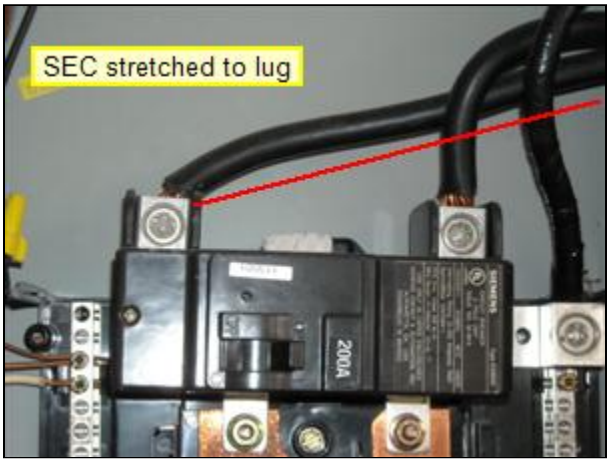


4.1 Item 5(Picture)



4.1 Item 6(Picture)

(5) The service entrance conductor was stretched (more than normal) to the left lug of the main breaker. This wire was **not** loose at the time of the inspection, but due to expansion and contraction, plus it's stretched position, it is possible for this wire to become loose.



4.1 Item 7(Picture)

4.3 (1) I observed exposed wiring on the left exterior wall of the home. All wiring done on the exterior should be completely sealed in conduit to protect from damage and moisture.

4.3 Item 1(Picture)

(2) Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

4.3 Item 2(Picture)

4.3 Item 3(Picture)

(3) Frayed/damaged wiring was observed in the attic near the hatch.

4.3 Item 4(Picture)

(4) Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches and electrical outlets.

This condition may have been commonly considered safe or acceptable at the time the home was originally constructed, but as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

4.6 The main panel box is located at the garage.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		IN	GC	NI	NP	RR
5.0	CEILINGS	•				
5.1	WALLS	•				
5.2	FLOORS	•				
5.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•	
5.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
5.5	DOORS (REPRESENTATIVE NUMBER)	•				
5.6	WINDOWS (REPRESENTATIVE NUMBER)	•				

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IN GC NI NP RR

Styles & Materials

Ceiling Materials:
Drywall
Plaster

Wall Material:
Drywall
Plaster

Floor Covering(s):
Carpet
Tile
Wood

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Solid surface

Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



		IN	GC	NI	NP	RR
6.0	DISHWASHER	•				
6.1	RANGES/OVENS/COOKTOPS	•				
6.2	RANGE HOOD	•				
6.3	TRASH COMPACTOR				•	
6.4	FOOD WASTE DISPOSER	•				
6.5	MICROWAVE COOKING EQUIPMENT	•				

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IN GC NI NP RR

Styles & Materials

Dishwasher Brand:
KENMORE

Disposer Brand:
BADGER

Range/Oven:
KENMORE

Built in Microwave:
KENMORE

Trash Compactors:
NONE

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A/C Compressor

Furnace

Gas burners

		IN	GC	NI	NP	RR
7.0	HEATING EQUIPMENT	•				
7.1	NORMAL OPERATING CONTROLS	•				
7.2	AUTOMATIC SAFETY CONTROLS	•				
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				•
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•				
7.7	GAS/LP FIRELOGS AND FIREPLACES				•	
7.8	COOLING AND AIR HANDLER EQUIPMENT		•	•		
7.9	NORMAL OPERATING CONTROLS			•		
7.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				

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IN GC NI NP RR

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
CARRIER

Ductwork:
Insulated

Filter Type:
Disposable

Types of Fireplaces:
Solid Fuel

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
CARRIER

Number of AC Only Units:
One

Comments:

7.5 The chimney flue was dirty and needs to be cleaned and fully inspected by a qualified contractor before it's first use. Dirty flues are considered a fire hazard.

7.5 Item 1(Picture)

7.5 Item 2(Picture)

7.8 (1) The A/C was not tested for proper operation due to the outside air temperature being 65 degrees or less. Testing the A/C during these temperatures can cause damage to the unit. We did not inspect this unit(s).

(2) The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Heater

WH Info.

		IN	GC	NI	NP	RR
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				•
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				•
8.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				
8.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•	•			
8.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•	
8.5	MAIN FUEL SHUT OFF (Describe Location)	•	•			
8.6	SUMP PUMP				•	

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IN	GC	NI	NP	RR

Styles & Materials

Water Source:
Public

Water Filters:
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Galvanized (old)

Plumbing Water Distribution (inside home):
Galvanized
Copper
CPVC

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC
Cast iron

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)

Manufacturer:
GE

Water Heater Location:
Garage

Comments:

8.0 The drain, waste, and venting system (DWV) was a combination of cast iron, galvanized, and PVC materials. The cast iron drain lines in the crawlspace were showing signs of deterioration and possible slow leaks. It is common for old cast iron drain lines to deteriorate and leak. Recommend budgeting in the future to install PVC.

8.0 Item 1(Picture)

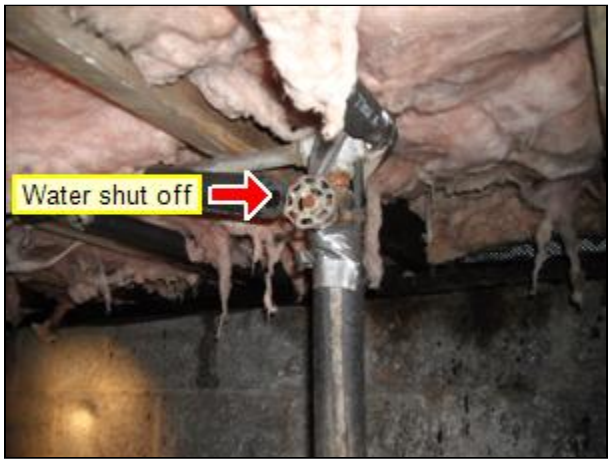
8.0 Item 2(Picture)

8.1 I observed what appeared to be a galvanized plumbing supply line on the exterior at the back of the home. Plumbing lines located on the exterior of a home will be prone to freezing.

8.1 Item 1(Picture)

8.1 Item 2(Picture)

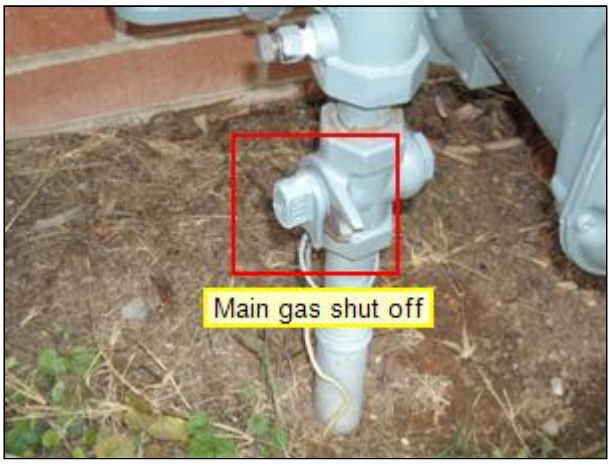
8.3 The main shut off is the knob located in the crawlspace. This is for your information.



8.3 Item 1(Picture)

8.5 The main fuel shut off is at gas meter outside.

8.5 Item 1(Picture)



8.5 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	GC	NI	NP	RR
9.0	INSULATION IN ATTIC	•				
9.1	INSULATION UNDER FLOOR SYSTEM	•				•
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•				
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•				
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)				•	

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Attic Insulation:
Blown

Ventilation:
Turbines

Exhaust Fans:
Fan with light

Dryer Power Source:
220 Electric

Dryer Vent:
Unknown

Floor System Insulation:
Unfaced

Comments:

9.1 The insulation in the crawlspace had a "spider web" effect, which normally indicates moisture due to ground water or inadequate ventilation. At the time of the inspection, the crawlspace appeared to be relatively dry. You should however replace any insulation that can not be put back in to place to prevent heating/cooling loss.

9.1 Item 1(Picture)

9.1 Item 2(Picture)

9.3 See "Insulation Under Floor System"

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Crawlspace

Attic

		IN	GC	NI	NP	RR
10.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•	•			
10.1	WALLS (Structural)	•				
10.2	COLUMNS OR PIERS	•				•
10.3	FLOORS (Structural)	•				
10.4	CEILINGS (structural)	•				
10.5	ROOF STRUCTURE AND ATTIC	•				

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

	IN	GC	NI	NP	RR

Styles & Materials

Foundation:
Masonry block

Method used to observe Crawlspace:
Crawled

Floor Structure:
Wood joists

Wall Structure:
2 X 4 Wood

Columns or Piers:
Masonry block
Steel screw jacks

Ceiling Structure:
Not visible

Roof Structure:
2 X 8 Rafters

Roof-Type:
Hip

Method used to observe attic:
From entry

Attic info:
Scuttle hole

Comments:

10.0 White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

10.2 Shoring designed to support sagging floor joists in the crawlspace appeared to have been installed by persons lacking in knowledge of good building practice. Although this shoring may not last as long as professionally-installed shoring, it appeared to be adequately supporting the floor at the time of the inspection. This condition is not uncommon in homes of this age.

10.2 Item 1(Picture)

10.2 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Address
1234 Any St.
Knoxville TN 37918

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.1 DOORS (Exterior)

The storm door at the back of the home has a damaged trim piece at the bottom. Recommend repair.

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Significant cracks (1/4 in. or larger) visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

2. Roofing

2.3 ROOF DRAINAGE SYSTEMS

The downspout needs an extension/buried drain line to carry water away from the home at the front, rear and sides of home. Recommend installing black corrugated drain lines to divert water away from the structure.

4. Electrical System

4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

(1) Both grounding clamps are loose at the gas meter and main grounding rod at the exterior of the home. Proper grounding should be maintained throughout the electrical system. Recommend tightening these clamps.

(2) The main panel has several circuit breakers that need labels identifying their location(s).

4. Electrical System

(3) Gaps in the dead front cover of the main electrical service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard.

It appears the trim around the panel is holding the cover off the wall. It is recommend this trim be removed, so that the panel cover will fit properly. Also, new, shorter screws will need to be used after removing trim.

(4) No anti-oxidant paste was observed on the aluminum service connection to the main panel. This "grease like" paste is a conductive material applied to aluminum wire connections to provide protection against poor connections developing because of the formation of aluminum oxide on the surface of the aluminum wires. Without an anti-oxidant applied, poor connections will result. Application of anti-oxidant should be performed by a licensed electrician.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

(1) I observed exposed wiring on the left exterior wall of the home. All wiring done on the exterior should be completely sealed in conduit to protect from damage and moisture.

(2) Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

(3) Frayed/damaged wiring was observed in the attic near the hatch.

(4) Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches and electrical outlets.

This condition may have been commonly considered safe or acceptable at the time the home was originally constructed, but as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

7. Heating / Central Air Conditioning

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

The chimney flue was dirty and needs to be cleaned and fully inspected by a qualified contractor before it's first use. Dirty flues are considered a fire hazard.

7.8 COOLING AND AIR HANDLER EQUIPMENT

(1) The A/C was not tested for proper operation due to the outside air temperature being 65 degrees or less. Testing the A/C during these temperatures can cause damage to the unit. We did not inspect this unit(s).

8. Plumbing System

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

The drain, waste, and venting system (DWV) was a combination of cast iron, galvanized, and PVC materials. The cast iron drain lines in the crawlspace were showing signs of deterioration and possible slow leaks. It is common for old cast iron drain lines to deteriorate and leak. Recommend budgeting in the future to install PVC.

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

I observed what appeared to be a galvanized plumbing supply line on the exterior at the back of the home. Plumbing lines located on the exterior of a home will be prone to freezing.

9. Insulation and Ventilation

9.1 INSULATION UNDER FLOOR SYSTEM

The insulation in the crawlspace had a "spider web" effect, which normally indicates moisture due to ground water or inadequate ventilation. At the time of the inspection, the crawlspace appeared to be relatively dry. You should however replace any insulation that can not be put back in to place to prevent heating/cooling loss.

10. Structural Components

10.2 COLUMNS OR PIERS

Shoring designed to support sagging floor joists in the crawlspace appeared to have been installed by persons lacking in knowledge of good building practice. Although this shoring may not last as long as professionally-installed shoring, it appeared to be adequately supporting the floor at the time of the inspection. This condition is not uncommon in homes of this age.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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