SUMMARY

1234 Main Street Fall Branch
Tennessee 37656
Buyer Name
12/10/2023 9:00AM

KC Bartley
Certified Master Inspector - TN Lic. #1244
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These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

3.1.1 Driveway and Walkway Condition

VOIDS/UNDERMINING PRESENT

Significant Defect

DRIVEWAY AT REAR OF STRUCTURE

Void(s) or some degree of undermining was present under portions of the referenced concrete slab(s). This is typically from settlement/consolidation of the soil below the slab, but can also be due to erosion. Voids under concrete slabs can allow for cracking, displacement, or settlement of the concrete. Repairs to the void(s) as needed to support the slab(s) properly is recommended to be conducted by a concrete contractor.

Recommendation
Contact a qualified professional.

3.1.2 Driveway and Walkway Condition

TRIP HAZARD(S) PRESENT

Marginal Defect

REAR OF STRUCTURE

SFTY - Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation
Contact a qualified professional.



3.1.3 Driveway and Walkway Condition

DRIVEWAY - NOT SLOPED ADEQUATELY

Marginal Defect

REAR OF STRUCTURE

The driveway was not properly pitched away from the structure. Driveways (considered hardscapes) should pitch away from the structure at 1/4 inch per foot (2% grade) to allow for the runoff of rainwater. Repairs are recommended to be conducted as needed by a qualified contractor to manage rainwater runoff in the area properly.

Recommendation
Contact a qualified concrete contractor.

GRADING - NOT DESIGNED TO MANAGE RAINWATER

Marginal Defect

REAR OF STRUCTURE, RIGHT SIDE OF STRUCTURE

The current configuration of the grading will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is flat (Wrong-Neutral Grade), or slopes towards the structure (Wrong-Negative Grade). Though no repercussions may be present at the time of inspection due to improper grading, moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat and negative grading allows the soil in these areas to become saturated. Once saturated, the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action allowing the masonry to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allowing for moisture or water infiltration into areas below grade.

As mentioned in the "Grading/Drainage Information" comment above, the soil is recommended to slope away from the structure, with a 6-inch drop in elevation, in the first 10 feet away (5% grade). When the proper grade can not be achieved, a swale or drain should be installed to manage rainwater runoff. An evaluation of the grading around the home with repairs made as needed to allow for the proper runoff of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other qualified professionals.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration or related deficiencies were observed, labeled in **Orange** (moderate concern) when indications of past moisture infiltration was oberved, or **Blue** when no indications of water infiltration were observed.

A video about proper grading can be seen here: https://m.youtube.com/watch?v=5hYIda7tWqA

Here's a link to a HUD document discussing how common this defect is, along with some current building standards: https://www.hud.gov/sites/documents/41451X8HSGH.PDF

Recommendation

Contact a qualified grading contractor.

3.4.1 Decks

WOOD - WATER DAMAGE PRESENT

Marginal Defect

FRONT OF STRUCTURE

Some degree of water damage was present to portions of the wood framing or decking boards. An evaluation and repairs or replacement of any affected wood is recommended to be conducted by a deck contractor.

Recommendation

Contact a qualified deck contractor.

3.5.1 Stairs & Steps

STRINGER - IMPROPER BEARING AT GRADE

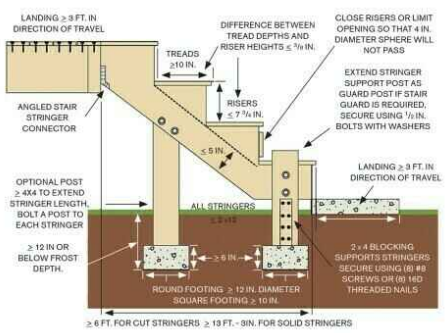
Marginal Defect

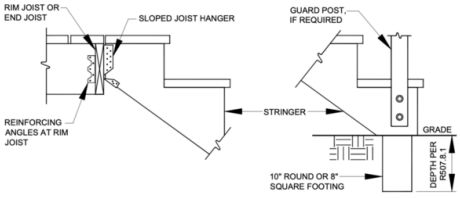
FRONT OF STRUCTURE

Component(s) were missing at grade that allows for proper stringer end bearing. The base of the stringers should have a support post attachment that bears on a properly sized footing set at a depth defined by current standards. Repairs to properly support the base of the stringers is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.





3.5.2 Stairs & Steps

STRINGER(S) - LENGTH EXCEEDED (UNSUPPORTED)

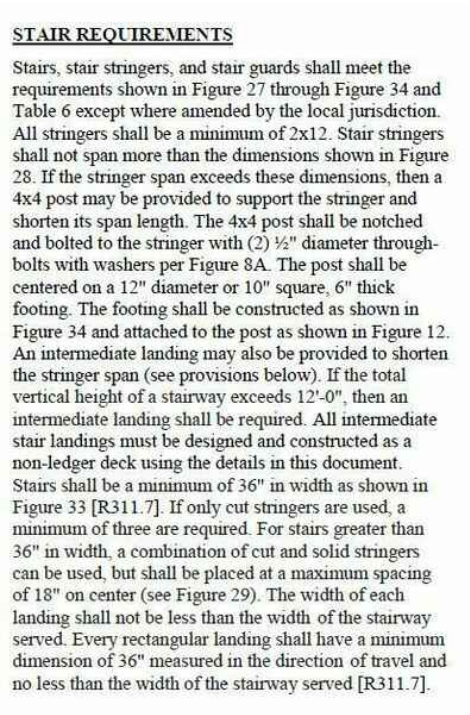
Marginal Defect

FRONT OF STRUCTURE

The stair stringers exceeded a 7-foot length without support being present. The installation of support posts and/or other repairs made as needed to adequately support the stringers in their span is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served [R311.7].

3.5.3 Stairs & Steps

STRINGER(S) - MISSING HANGERS

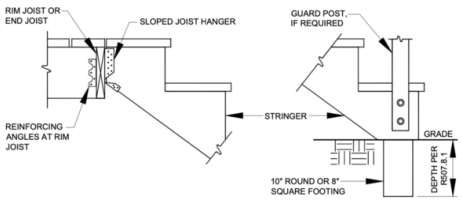
Marginal Defect

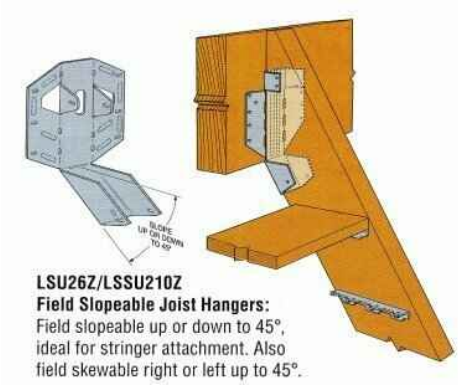
FRONT OF STRUCTURE

Hangers were not used to secure the stringers to the deck framing. The installation of slopeable hangers is recommended to be performed by a qualified person to properly secure the stringers.

Recommendation

Contact a qualified deck contractor.





LSU26Z/LSSU210Z
Field Slopeable Joist Hangers:
Field slopeable up or down to 45°, ideal for stringer attachment. Also field skewable right or left up to 45°.

3.5.4 Stairs & Steps

WOOD - WATER DAMAGE

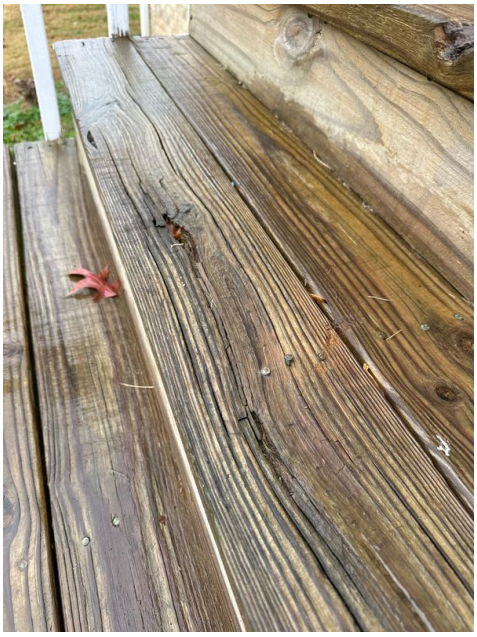
Marginal Defect

FRONT OF STRUCTURE

Minor to moderate water damage was present on portions of the wood stair components. Repairs or replacement of any damage as needed is recommended to be performed by a qualified person.

Recommendation

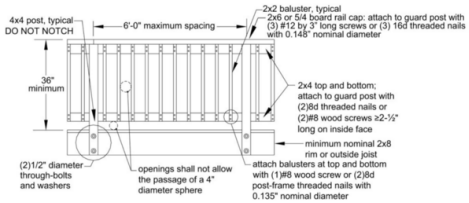
Contact a qualified professional.



3.6.1 Guardrails, Stair Rails, & Handrails

BALUSTER(S) - IMPROPER ATTACHMENT

Marginal Defect



FRONT OF STRUCTURE

There were balusters present that were not properly attached/secured. Safety standards require for balusters to be attached at the top and bottom with either (1) #8 wood screw, or (2) 8d nails. Repairs to properly secure the balusters is recommended to be conducted by a qualified contractor.

Recommendation

Contact a qualified professional.

3.6.2 Guardrails, Stair Rails, & Handrails

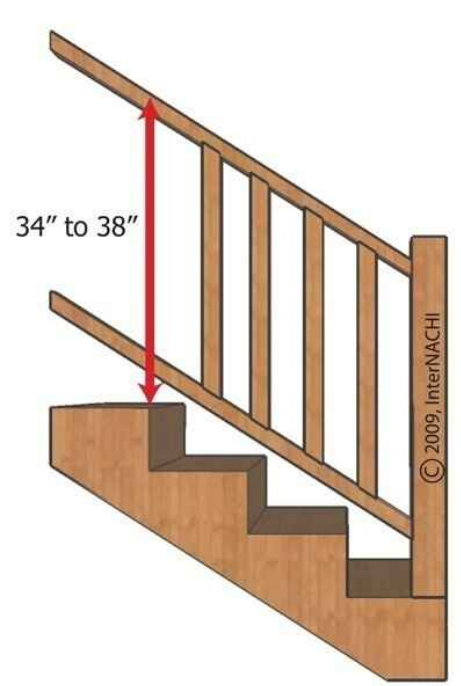
STAIR RAILING - HEIGHT LESS THAN 34"

Marginal Defect

FRONT OF STRUCTURE

SFTY - The stair railing height was less than 34". Current safety standards require the height of stair railing to be between 34" - 38" for safety. Safety upgrades or modifications are recommended to be conducted here by a qualified contractor.

Recommendation
Contact a qualified professional.



3.7.1 Porch/Deck Roof Condition

ROOF FRAMING - DAMAGE

Marginal Defect

FRONT OF STRUCTURE

The roof structure or related/adjacent components of the referenced appurtenance roof contained some degree of damage. Repairs to any damage present is recommended to be performed by a qualified contractor.

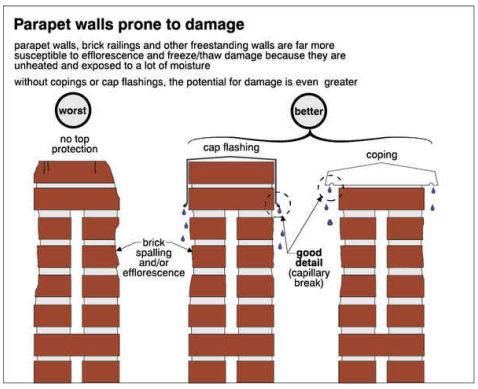
Recommendation
Contact a qualified professional.

3.10.1 Retaining Wall

WALL - COPING OR CAP FLASHING MISSING

Marginal Defect

Coping or cap flashing was not present on the top of the retaining wall. This can allow water infiltration into the masonry and related damage due to this moisture freezing and expanding in freezing temperatures. The installation of coping or cap flashing is recommended to be performed as desired by a mason or other qualified person.



3.10.2 Retaining Wall

MASONRY - SPALLING

Marginal Defect

Spalling of the masonry was present on portions of the retaining wall. This is most likely due to moisture/water infiltrating the masonry, and as this moisture freezes in winter months damage to the masonry occurs. Repairs or replacement of any damage is recommended to be performed as needed by a qualified mason.

Recommendation
Contact a qualified masonry professional.

4.5.1 Vents/Roof Protrusions

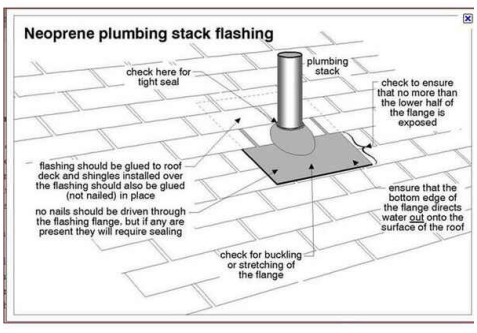
BOOT(S) - COVERED BY SHINGLES

Marginal Defect

There were flashing rain boot(s) present that were completely covered by shingles. In a proper installation, the upper portion of the rain boot would be covered by shingles, while the lower third would be exposed on top of the shingles to adequately shed rainwater. Repairs are recommended to be conducted as needed by a roofing contractor.

https://www.jlconline.com/how-to/roofing/flashing-plumbing-vents_o

Recommendation
Contact a qualified roofing professional.



4.6.1 Roof Flashings

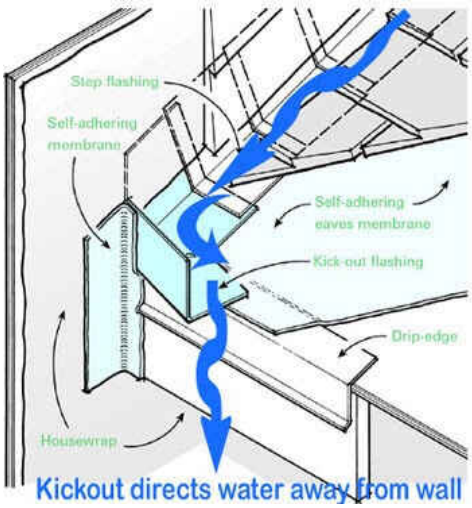
KICKOUT - MISSING

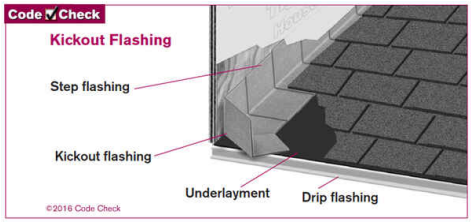
Marginal Defect

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rainwater from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing, and this should be investigated during the installation of kickout flashing.

Recommendation

Contact a qualified roofing professional.





4.6.2 Roof Flashings

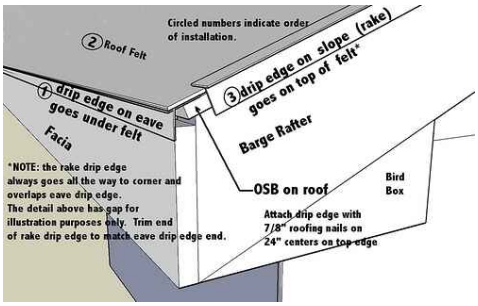
RAKE EDGE - NOT PRESENT

Marginal Defect

Rake edge flashing was not present below the shingles at the home's referenced area(s). Rake edge flashing prevents water infiltration and damage to the sheathing below the shingles and fascia board. The installation of rake edge flashing is recommended to be performed either now or at the next roof replacement as deemed necessary by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



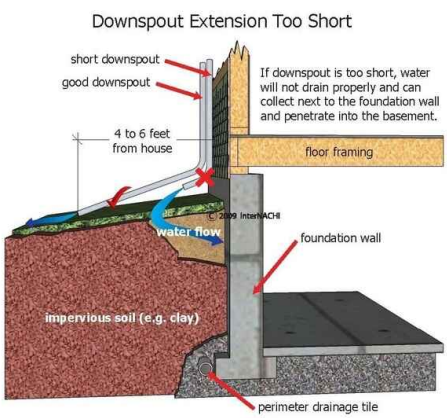
DOWNSPOUT(S) - TERMINATING NEAR FOUNDATION

Marginal Defect

There were downspouts present that were discharging within five feet of the foundation of the home. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water/moisture to enter basement and crawl space areas, and in extreme cases, can allow for settlement of the home. Properly extending all downspouts at least five feet away from the home is recommended to be conducted by a gutter contractor or other qualified person.

Recommendation

Contact a qualified gutter contractor



4.7.2 Gutters/Downspouts

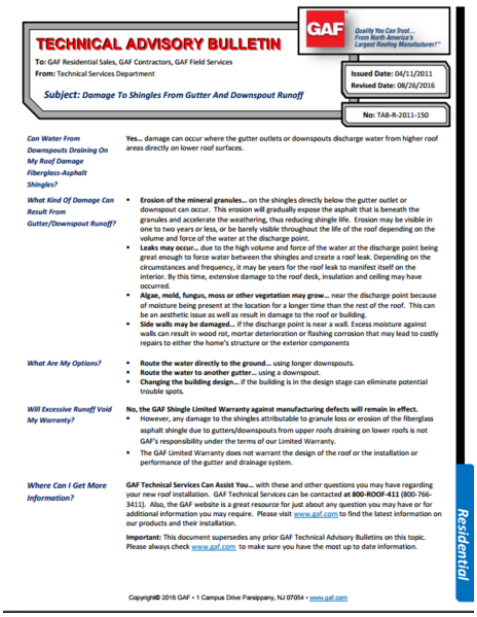
DOWNSPOUT(S) - TERMINATING ON ROOF SURFACE

Minor Defect, Maintenance Item, or FYI Item

There were gutters and/or downspouts present that were discharging onto the roof surface. Shingle manufacturers will not cover damage to the shingles caused by guttering discharging water onto the roof surface. This discharged water can loosen the ceramic granules and cause premature aging of the shingle surface. (attached is a technical bulletin from GAF addressing this) The downspouts are recommended to be routed to discharge into the lower guttering by a gutter contractor.

Recommendation

Contact a qualified gutter contractor



TECHNICAL ADVISORY BULLETIN

GAF

To: GAF Residential Sales, GAF Contractors, GAF Field Services

From: Technical Services Department

Issued Date: 04/11/2011

Revised Date: 08/26/2016

Subject: Damage To Shingles From Gutter And Downspout Runoff

No: TAB-R-2011-150

Can Water From Downspouts Draining On My Roof Damage Fiberglass-Asphalt Shingles?

Yes... damage can occur where the gutter outlets or downspouts discharge water from higher roof areas directly on lower roof surfaces.

What Kind Of Damage Can Result From Gutter/Downspout Runoff?

- **Erosion of the mineral granules...** on the shingles directly below the gutter outlet or downspout can occur. This erosion will gradually expose the asphalt that is beneath the granules and accelerate the weathering, thus reducing shingle life. Erosion may be visible in one to two years or less, or be barely visible throughout the life of the roof depending on the volume and force of the water at the discharge point.
- **Leaks may occur...** due to the high volume and force of the water at the discharge point being great enough to force water between the shingles and create a roof leak. Depending on the circumstances and frequency, it may be years for the roof leak to manifest itself on the interior. By this time, extensive damage to the roof deck, insulation and ceiling may have occurred.
- **Algae, mold, fungus, moss or other vegetation may grow...** near the discharge point because of moisture being present at the location for a longer time than the rest of the roof. This can be an aesthetic issue as well as result in damage to the roof or building.
- **Side walls may be damaged...** if the discharge point is near a wall. Excess moisture against walls can result in wood rot, mortar deterioration or flashing corrosion that may lead to costly repairs to either the home's structure or the exterior components

What Are My Options?

- **Route the water directly to the ground...** using longer downspouts.
- **Route the water to another gutter...** using a downspout.
- **Changing the building design...** if the building is in the design stage can eliminate potential trouble spots.

Will Excessive Runoff Void My Warranty?

No, the GAF Shingle Limited Warranty against manufacturing defects will remain in effect.

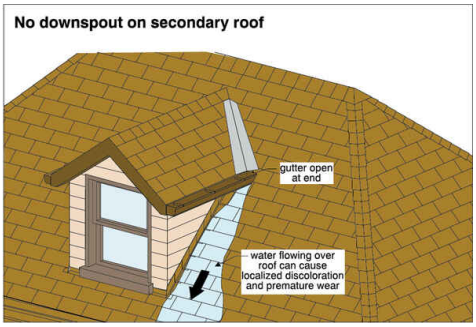
- However, any damage to the shingles attributable to granule loss or erosion of the fiberglass asphalt shingle due to gutters/downspouts from upper roofs draining on lower roofs is not GAF's responsibility under the terms of our Limited Warranty.
- The GAF Limited Warranty does not warrant the design of the roof or the installation or performance of the gutter and drainage system.

Where Can I Get More Information?

GAF Technical Services Can Assist You... with these and other questions you may have regarding your new roof installation. GAF Technical Services can be contacted at **800-ROOF-411** (800-766-3411). Also, the GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit www.gaf.com to find the latest information on our products and their installation.

Important: This document supersedes any prior GAF Technical Advisory Bulletins on this topic. Please always check www.gaf.com to make sure you have the most up to date information.

Residential



5.2.1 Walls/Cladding

WRB - NOT PRESENT

Marginal Defect

LEFT SIDE OF STRUCTURE

A Water Resistive Barrier (WRB), house wrap, or drainage plane was not present at visible portions under portions of the siding. Siding is not waterproof, and these products help to prevent moisture intrusion and related damage to the sheathing/structure of the home. A proper WRB is recommended to be installed by a qualified contractor for optimal performance/protection of the wall structure.

Recommendation

Contact a qualified professional.

5.3.1 Vinyl Siding

VINYL SIDING - DAMAGE

Marginal Defect

RIGHT SIDE OF STRUCTURE, REAR OF STRUCTURE

There was some degree of damage present to areas of the vinyl siding (holes, cracks, etc.). Repairs or replacement of any damaged siding at the home is recommended to be conducted as needed by an exterior contractor or other qualified professional.

Recommendation

Contact a qualified siding specialist.

5.3.2 Vinyl Siding

VINYL SIDING - PIECE(S) MISSING

Marginal Defect

LEFT SIDE OF STRUCTURE

Piece(s) of vinyl siding were missing at the referenced area(s). Replacement of any missing siding is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

5.8.1 Exterior Doors

JAMB(S) - DAMAGE (PETS)

Marginal Defect

FRONT OF STRUCTURE

There was some degree of damage to the brick moulding, door jambs, interior moulding, and/or weatherstripping presumably from dogs. An evaluation of the damage with repairs made as needed is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.

6.6.1 Oven/Range

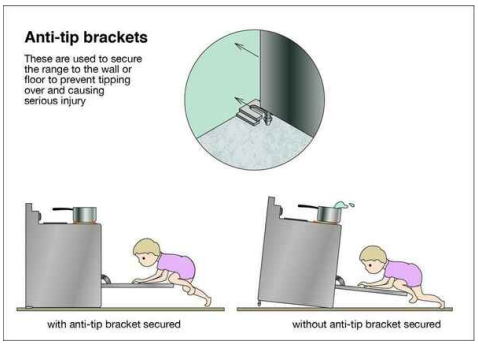
SAFETY - ANTI-TIP BRACKET MISSING

Marginal Defect

SFTY - An anti-tip bracket was not installed for the range (and, if present, did not prevent the range from tipping). An anti-tip bracket prevents the range from tipping over if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label inside the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars. The installation of an anti-tip bracket is recommended to be conducted by a qualified person for safety.

http://www.sears.com/ search=anti%20tip%20bracket%20for%20oven

Recommendation
Contact a qualified professional.



6.6.2 Oven/Range

BOTTOM DRAWER - DAMAGED

Marginal Defect

The range's bottom drawer contained some degree of damage. Repairs or replacement of components made as needed is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.

6.8.1 Microwave

OPERATION - LIGHT NOT FUNCTIONAL

Minor Defect, Maintenance Item, or FYI Item

The microwave light was not functional at the time of inspection. This could be as simple as a burned-out bulb, or be more extensive. I recommend replacing the bulb and confirming proper operation prior to closing.

7.1.1 General Info

PLUMBING FIXTURES - NOT SEALED

Minor Defect, Maintenance Item, or FYI Item

There were plumbing fixture(s) present that were not sealed at their protrusion through a wall, floor, and/or shower surround. Tub faucets, water valves, toilets, and other plumbing fixtures are recommended to be sealed around to prevent water infiltration under or around the fixtures. Sealing any fixtures in need is recommended to be performed by a qualified person.

Recommendation
Contact a qualified professional.

7.8.1 Shower Walls

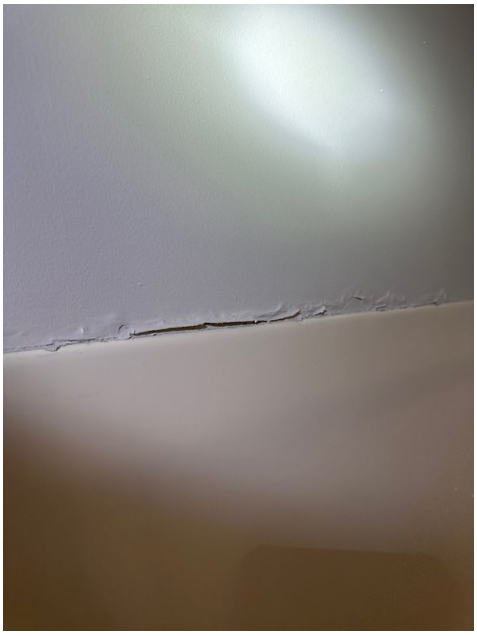
DRYWALL - WATER DAMAGE (ABOVE SHOWER)

Marginal Defect

UPSTAIRS BATHROOM

Some degree of damage was present to the drywall, where the shower walls meet the drywall in the referenced bathroom(s). Repairs are recommended to be performed to the damage as needed by a drywall contractor or other qualified person.

Recommendation
Contact a qualified drywall contractor.



8.1.1 General Info

COSMETIC DEFECTS INFORMATION

Marginal Defect

LMT - Cosmetic defects, damage, and other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. ***Cosmetic deficiencies are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.***

Recommendation
Contact a qualified professional.

8.2.1 Cabinets, Countertops

MOISTURE DAMAGE - MINOR TO MODERATE

Marginal Defect

KITCHEN, MASTER BATHROOM

Minor to moderate moisture damage was present on the cabinet floor below the referenced sink(s). Repairs are recommended to be conducted to any damage present by a qualified person.

Recommendation
Contact a qualified handyman.

8.3.1 Windows

OPERATION - DIFFICULT TO OPERATE

Marginal Defect

RANDOM AREA(S)

The window(s) in the referenced area(s) were difficult to operate (raise and lower). Repairs or replacement of the window(s) as needed to achieve proper operation is recommended to be performed by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.

8.3.2 Windows

SAFETY - FALL PROTECTION MISSING

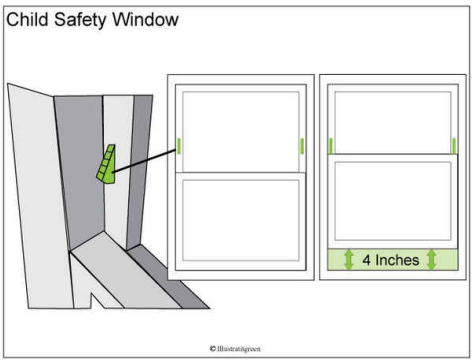
Marginal Defect

MULTIPLE PRESENT

SFTY - There were windows present that were within 24 inches of the floor and higher than 72 inches from finished grade outside. Fall protection is recommended to be installed on these windows for child safety by a qualified person. More info can be found at the link below.

https://pubstore.aamanet.org/docs/TB_03-12_8-13-12.pdf

Recommendation
Contact a qualified professional.



8.5.1 Interior Doors

GENERAL - DAMAGED

Marginal Defect

UPSTAIRS BEDROOM

The referenced door(s) contained some degree of damage. Repairs or replacement of the doors as needed is recommended to be conducted by a qualified person.

Recommendation
Contact a qualified handyman.

STAIRS - RISER, TREAD, AND/OR NOSING DESIGN DEFICIENCIES

Marginal Defect

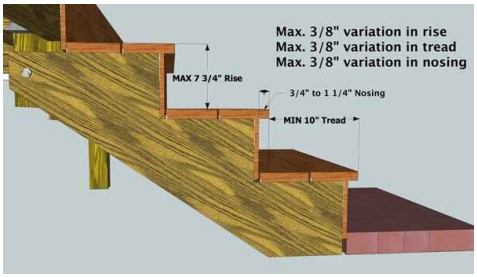
SFTY - The stairway contained one or more of the following deficiencies:

- There were riser heights in excess of 7 3/4". *Riser heights should not exceed 7 3/4".*
- There were tread depths present that were less than 10" in depth (measured from nosing to nosing). *10" is the minimum recommended tread depth.*
- The stair tread nosing projected more than 1 1/4" or less than 3/4". *Current standards call for a 1 1/4" maximum and 3/4" minimum tread nosing.*
- There were non-uniform risers, treads, and/or nosings present. *There shouldn't be more than a 3/8" variance between the individual riser heights, stair tread depths, or nosings.*

Any variances from these numbers can result in a potential trip hazard. I recommend consulting a contractor who specializes in stairs to discuss possible modifications or repair options as needed for safety.

Here's a link that discusses stair injuries: https://www.reuters.com/article/us-health-injuries-stairs/injuries-on-stairs-occur-in-all-age-groups-and-abilities-idUSKBN1CE1Z4

Recommendation
Contact a qualified professional.



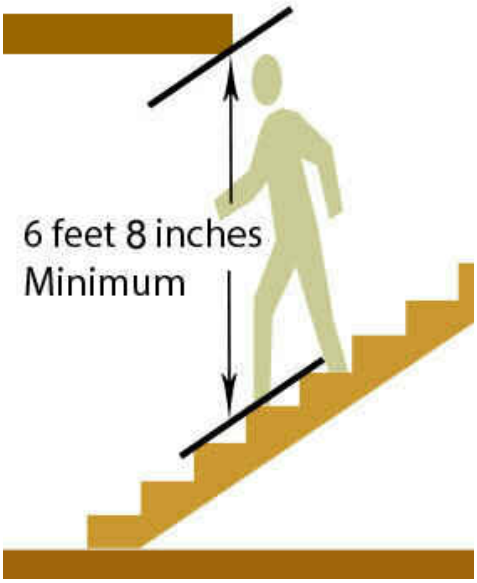
8.6.2 Stairs, Handrails, & Guardrails

STAIRS - INADEQUATE HEIGHT CLEARANCE

Marginal Defect

SFTY - The stairway had inadequate height/head clearance in areas. 6'8" of clearance is recommended for safety. I recommend consulting with a qualified contractor regarding any improvements that could be made.

Recommendation
Contact a qualified professional.



8.8.1 Floor Condition

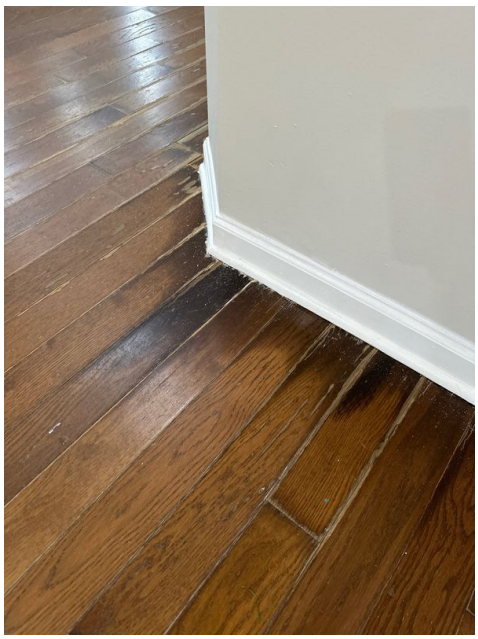
HARDWOOD - DAMAGE

Marginal Defect

MULTIPLE AREA(S) THROUGHOUT THE STRUCTURE

There was some degree of damage present to the hardwood flooring in the referenced area(s). An evaluation of the flooring with repairs made as needed is recommended to be performed by a flooring contractor.

Recommendation
Contact a qualified flooring contractor



8.8.2 Floor Condition

CARPET - DAMAGE PRESENT

Marginal Defect

MULTIPLE AREA(S)

Damaged carpet was present in the referenced area(s). Replacement of any damaged carpet is recommended to be performed as needed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor

10.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT

Minor Defect, Maintenance Item, or FYI Item

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

Recommendation

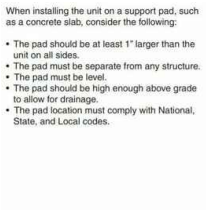
Contact the seller for more info

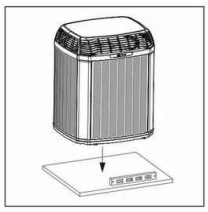
10.2.1 Exterior Unit(s) - Split System

EXTERIOR UNIT - NOT LEVEL

Marginal Defect

BOTH UNITS





The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and void the system's warranty. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified HVAC professional.

10.7.1 Condensate Drain Pipe

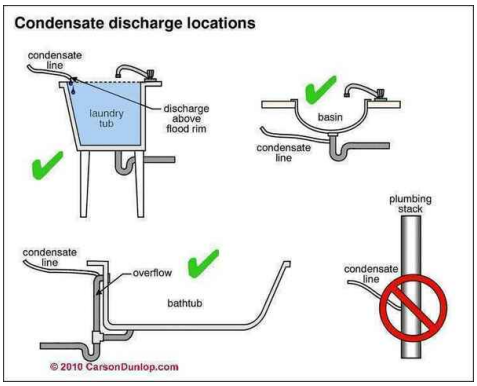
CONDENSATE TUBING - RAN INTO DWV PIPE

Marginal Defect

The vinyl condensate drain line from the condensate pump was discharging into a DWV (drain, waste, and vent) pipe. Standards state that condensate can only discharge indirectly to a DWV pipe. An indirect connection would be a connection that is not connected directly with the drainage system, but that discharges into the drainage system through an air break or air gap into a trap, fixture, receptor or interceptor. This connection is also prohibited as DWV pipes can not be drilled or tapped into. Proper routing and termination of the condensate drain pipe is recommended to be conducted by an HVAC contractor, with plugging or repairs made to the DWV pipe made as needed by a licensed plumber.

Recommendation

Contact a qualified HVAC professional.



10.10.1 Air Filter/Return Plenum

Marginal Defect

RETURN PLENUM - WALL/FLOOR CAVITY USED (UPGRADE)

DINING ROOM

The HVAC system used a wall or floor cavity to "return" air to the system. This is not recommended due to being an "unsealed" design, which can allow for dust and/or debris to enter the system. I recommend consulting with an HVAC contractor to discuss upgrade/repair options to include a full sheet metal return.

Recommendation
Contact a qualified heating and cooling contractor

11.1.1 Water Heater Condition

Minor Defect, Maintenance Item, or FYI Item

WATER TEMP - LOWER THAN 120 DEGREES

The hot water temperature tested lower than 120 degrees.

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

A tempering valve can allow for this combination, keeping water at faucets in the home at safe levels (120 or lower) while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber to install a tempering valve.

Recommendation
Contact a handyman or DIY project

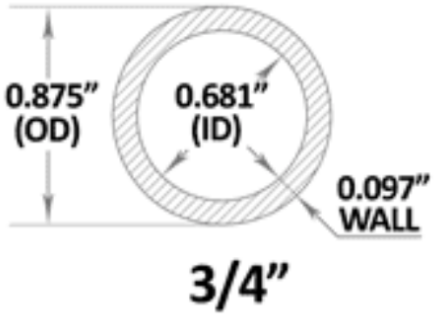
11.3.1 TPRV Discharge Pipe

AQUAPEX - LESS THAN 3/4" I.D.

Marginal Defect

3/4" Aquapex was used for the TPR valve discharge tube, which has an inner diameter of .681. Discharge tubes can not be sized smaller than the TPR valve outlet which is .75 (3/4"). Replacement of the discharge tube with 7/8" o.d aquapex or another approved material with at least a .75" inner diameter is recommended to be conducted by a licensed plumber.

Recommendation
Contact a qualified plumbing contractor.



11.4.1 Water Pipes

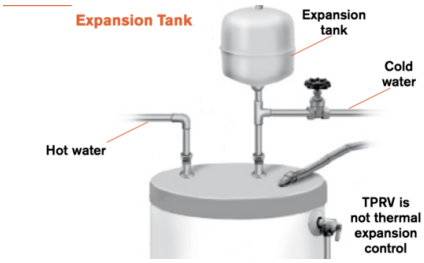
EXPANSION TANK - NOT PRESENT

Marginal Defect

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back flow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber. More info can be found here:

https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-that-thing-on-top-of-your-waterheater/

Recommendation
Contact a qualified plumbing contractor.



11.4.2 Water Pipes

WATER PIPES - AQUAPEX PIPES WITHIN 18" OF UNIT

Minor Defect, Maintenance Item, or FYI Item

Aquapex water pipes were installed within the first 18 inches of the water heater unit. Current standards do not allow aquapex pipes to be installed within 18 inches of the water heater. Replacement of the pipes with an approved material is recommended to be conducted by a licensed plumber. This deficiency will be labeled in Blue when installed on an electric water heater and Orange when installed on a gas water heater. I know of no repercussions with installing PEX directly to electric units. Though, the heat from a flue on a gas water heater could allow for damage to PEX water pipes.

Recommendation
Contact a qualified plumbing contractor.

12.1.1 General Info

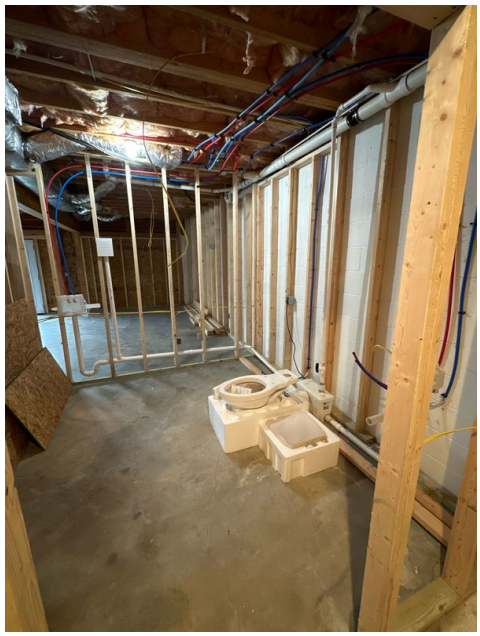
INCOMPLETE PLUMBING INSTALLATION(S)

Marginal Defect

BASEMENT

LMT - There were incomplete plumbing installations located at the referenced area(s). Incomplete installations are not inspected for their condition or functionality. An evaluation of the installations is recommended to be performed by a licensed plumbing contractor to ascertain "finishing" costs.

Recommendation
Contact a qualified plumbing contractor.



12.6.1 Drain, Waste, and Vent Pipes (DWV)

DWV PIPE(S) - TAPPED AND/OR DRILLED

Marginal Defect

BASEMENT

Waste and/or drain pipe(s) were present that have been tapped and/or drilled into. This is a prohibited connection as the depth of the tapped connection can not be verified and could potentially catch solids in the pipe. Removing the tapped connection and re-routing as needed along with subsequent repairs to the pipe is recommended to be performed by a licensed plumber.

Recommendation
Contact a qualified plumbing contractor.

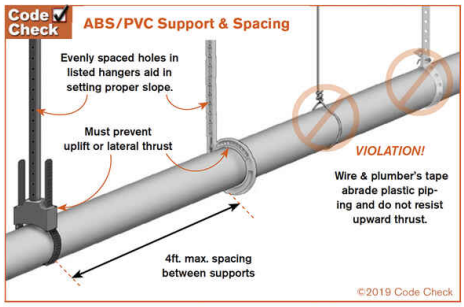
12.6.2 Drain, Waste, and Vent Pipes (DWV)

PVC/ABS - IMPROPER HANGERS

Marginal Defect

There were improper supports and/or hangers used to secure the drain and waste pipes. Improper supports can allow for abrasion of the pipes due to movement and thermal expansion as well as not preventing uplift. Repairs to incorporate proper materials as needed to properly support the pipes is recommended to be conducted by a licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



12.6.3 Drain, Waste, and Vent Pipes (DWV)

TRAP(S) - REFERENCED CONNECTION NOT TRAPPED

Marginal Defect

DISHWASHER

The referenced connection to the waste/drain pipes was not trapped. This can allow for sewer gases to enter living areas. The installation of a proper trap is recommended to be conducted by a licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

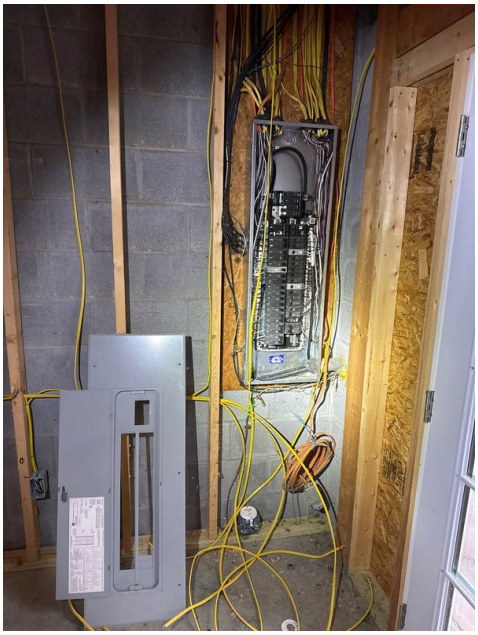
13.5.1 Service Equipment/Electrical Panel

COVER - NOT INSTALLED

Marginal Defect

SFTY - The electrical panel cover was not installed at the time of inspection. This exposes the internal wiring and components and is a shock hazard. The installation of the panel cover is recommended to be conducted by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.



13.6.1 Service Grounding/Bonding

WATER PIPE BONDING - MISSING/NOT VISIBLE

Marginal Defect

The water pipes were not bonded at visible portions. An evaluation and proper bonding of the water pipes as needed is recommended to be conducted by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

GENERAL ELECTRICAL - UNFINISHED INSTALLATIONS

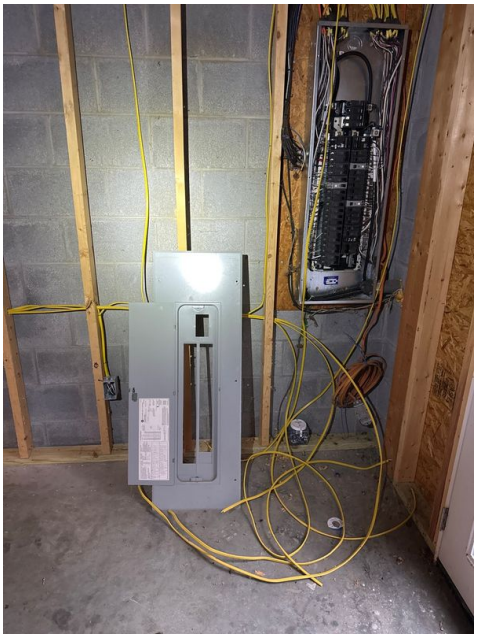
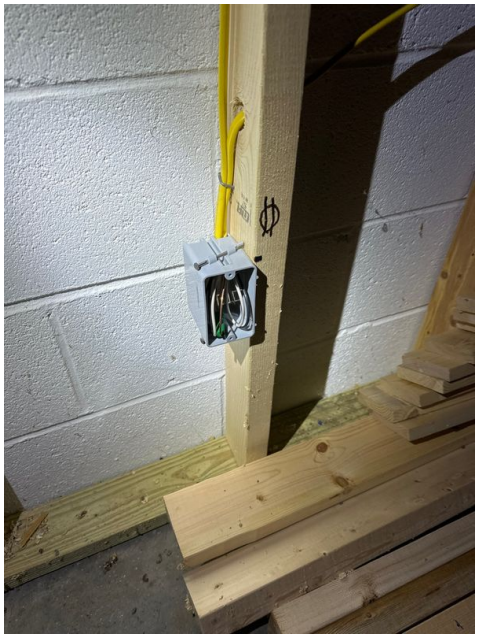
Significant Defect

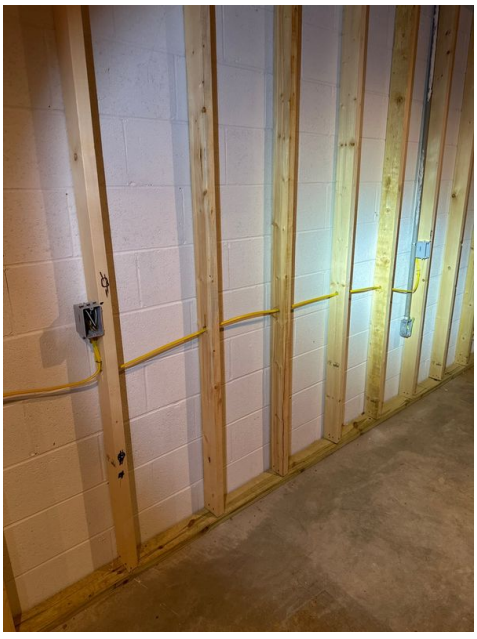
BASEMENT

SFTY - Unfinished electrical installations were present in the referenced area(s). These unfinished installations may include but are not limited to: exposed wiring, wiring terminations, inadequate support, missing switch/receptacle cover plates, etc. Incomplete electrical installations can typically present a potential shock and/or fire hazard. An evaluation and completion of any incomplete electrical installation(s) is recommended to be conducted by a licensed electrician as needed for safety.

Recommendation

Contact a qualified electrical contractor.




13.8.1 Breakers

AFCI - UPGRADE RECOMMENDED

Marginal Defect

SFTY - AFCI breakers were not present for all locations recommended by today's standards. AFCI was not required on homes built before 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.

13.8.2 Breakers

BREAKERS - UNAPPROVED BREAKER(S) PRESENT

Marginal Defect

The electrical panel was equipped with breaker(s) manufactured by a company other than the panel manufacturer. Panel manufacturers warn that the use of other types of breakers voids the warranty and may void the UL listing. An evaluation of the breaker(s) is recommended to be conducted by a licensed electrician, with the replacement of any improper breaker(s) made as needed.

Recommendation
Contact a qualified electrical contractor.

13.10.1 Receptacles

RECEPTACLES - DIFFICULT TO "PLUG INTO"

Marginal Defect

LIVING ROOM

There were receptacle(s) present that were difficult to "plug into" and this was not due to them being tamper-resistant. Repairs or replacement of the receptacles as needed for proper operation is recommended to be performed by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

13.10.2 Receptacles

RECEPTACLE(S) - RECESSED INTO WALL

Marginal Defect

KITCHEN

There were receptacle(s) present that were recessed into the wall. Receptacles should be installed flush to the wall for safety. Repairs to the receptacle(s) as needed is recommended to be performed by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

13.12.1 Smoke Alarms/Detectors

SMOKE DETECTOR(S) - DISCOLORED

Marginal Defect

MULTIPLE PRESENT

There were smoke detector(s) present that were "yellowed" in color. This is typically an indicator that the detector(s) are past 10 years of age. Multiple sources recommend replacing smoke detectors every five to ten years.

Recommendation
Contact a qualified professional.

13.13.1 CO Detectors

CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS

Marginal Defect

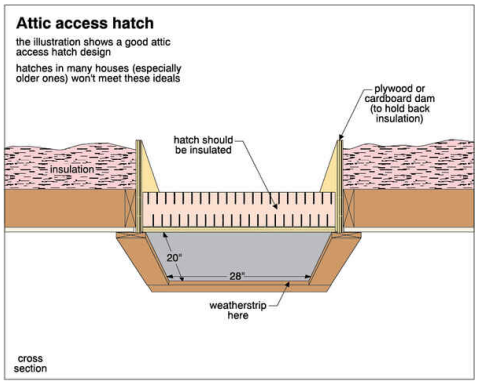
SFTY - CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person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

Recommendation
Contact a handyman or DIY project

14.2.1 Attic Access

ACCESS OPENING - NOT INSULATED AND/OR WEATHERSTRIPPED

Minor Defect, Maintenance Item, or FYI Item



The access opening cover was not insulated and/or weatherstripped around the opening. This can affect energy efficiency. I recommend placing weatherstripping around the attic opening and adhering a batt of R-30 insulation or foamboard to the backside of the cover for energy savings.

Recommendation
Contact a handyman or DIY project

14.2.2 Attic Access

SCUTTLE PANEL - DAMAGED

Marginal Defect

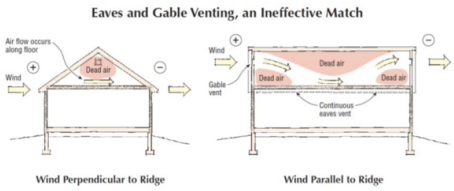
The drywall scuttle panel was damaged. Replacement of the panel is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.

14.4.1 Ventilation

GABLE VENT - COMBINED WITH RIDGE VENTING

Marginal Defect



This attic contained both gable and ridge venting to exhaust air in the attic. Gable vents will impact the ridge vent's ability to exhaust air and can actually allow for negative pressure conditions to occur. An evaluation of the attic's venting system is recommended to be performed by a qualified contractor with repairs made as needed for proper ventilation. This typically consists of sealing off/removing the gable vents and ensuring the soffit intake vents consist of 60" of ventilation and the ridge 40%. More information can be found here:

https://www.jlconline.com/how-to/roofing/can-you-combine-ridge-and-gable-vents_o

Recommendation
Contact a qualified professional.

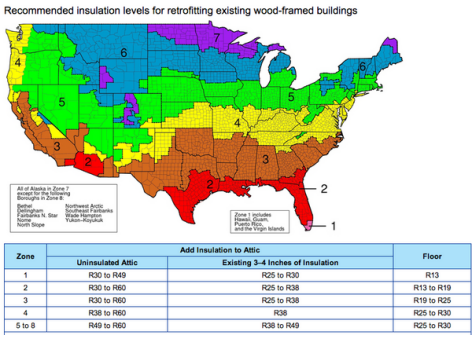
14.6.1 Insulation

INSULATION - ADDITIONAL INSULATION RECOMMENDED

Marginal Defect

Less than the recommended amount of insulation was present in the attic. The installation of additional insulation to the attic area is recommended to be conducted for energy efficiency and comfort by an insulation contractor, as current standards recommend approximately 14"-16" of insulation to achieve an R-38 rating.

Recommendation
Contact a qualified insulation contractor.



Zone	Add Insulation to Attic		Floor
	Uninsulated Attic	Existing 3-4 Inches of Insulation	
1	R30 to R49	R25 to R30	R13
2	R30 to R60	R25 to R38	R13 to R19
3	R30 to R60	R25 to R38	R19 to R25
4	R38 to R60	R38	R25 to R30
5 to 8	R49 to R60	R38 to R49	R25 to R30

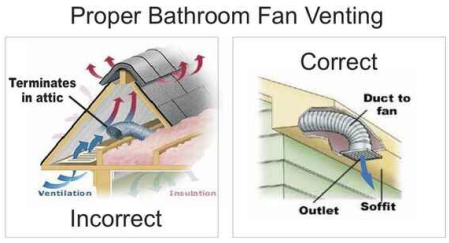
14.7.1 Exhaust Fan(s)

EXHAUST FAN(S) - TERMINATING IN ATTIC

Marginal Defect

There were exhaust fan(s) present that were terminating in the attic. Exhaust fans should be vented to the exterior of the home to limit condensation and moisture in the attic. Repairs to properly terminate the exhaust fan(s) is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.



15.3.1 Foundation Walls

FOUNDATION WALLS - PAINTED WITH MASONRY SEALANT PAINT

Minor Defect, Maintenance Item, or FYI Item

REAR OF STRUCTURE, RIGHT SIDE OF STRUCTURE

LMT - The foundation walls (or portions of them) have been painted with masonry sealant paint. This is typically done to try and lower humidity in the basement area and to prevent moisture infiltration. Addressing the source of the moisture on the exterior is much preferred, as masonry sealers will only mask the problems. Due to this "paint," indications of moisture infiltration and cracking on the foundation walls may be visually concealed and are excluded from this inspection. It is recommended to consult with the sellers as to why the walls were painted.

Recommendation
Contact the seller for more info

15.4.1 Framing/Floor Structure

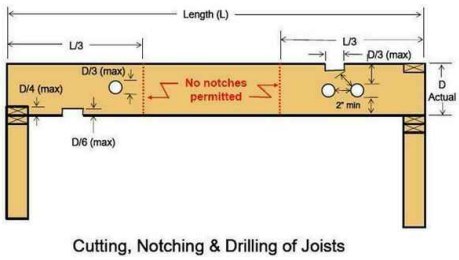
JOISTS - IMPROPER BORING OF HOLES

Marginal Defect

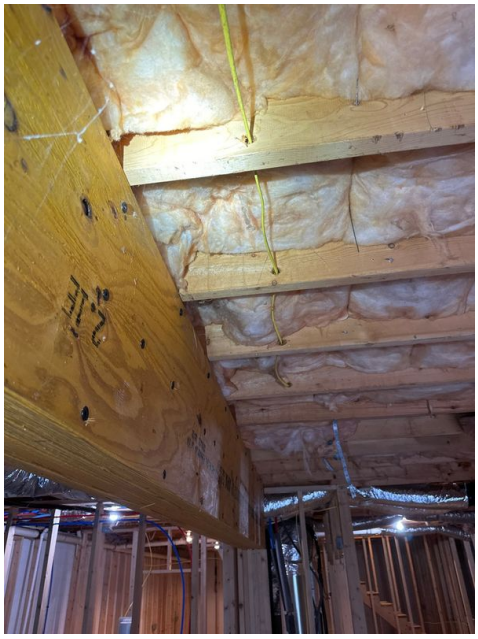
There were bored holes present in framing members that exceeded allowances. Bored holes can not be within 2" of the edge of a framing member, can not be larger than 1/3 of the depth of a framing member, and can not be within 2" of another bored hole. Improper boring can affect the structural integrity of the framing member. A review and repairs are recommended to be performed as needed by a qualified contractor.

Recommendation

Contact a qualified general contractor.



Cutting, Notching & Drilling of Joists



15.4.2 Framing/Floor Structure

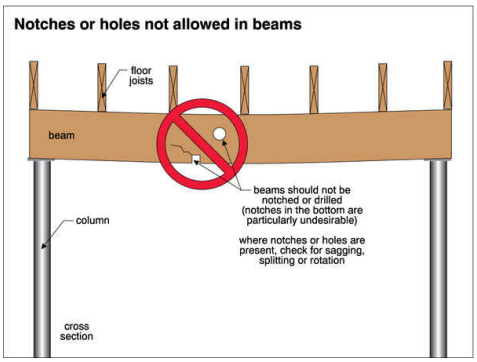
BEAM/GIRDER - LVL ALTERED

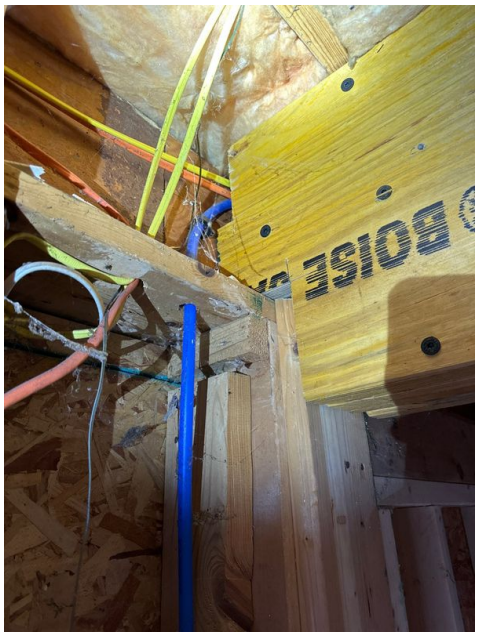
Significant Defect

There was an LVL beam/girder present that has been altered. This could include boring or notching of the framing member and can affect the structural integrity of the member. A review of the LVL beam/girder with repairs or replacement made as needed is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.





15.4.3 Framing/Floor Structure

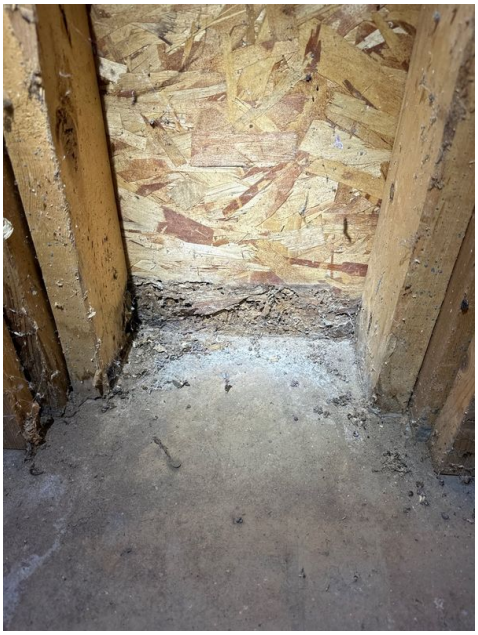
WALL FRAMING - DAMAGE

Marginal Defect

BASEMENT - LEFT SIDE OF STRUCTURE

Some degree of damage was present to wall framing components at the referenced area(s). Repairs to the damage as needed is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.



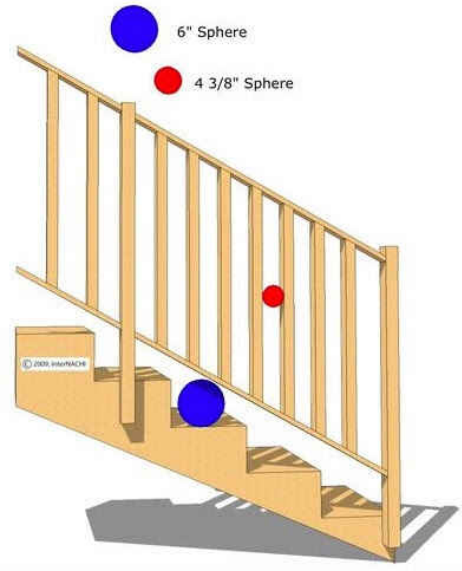
15.9.1 Stairs

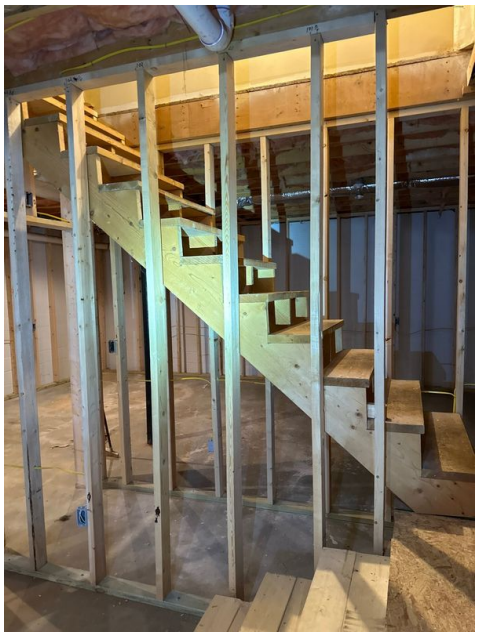
STAIR RAILING - MISSING

Marginal Defect

SFTY - A guard (stair railing) was not present on the open side(s) of the basement stairs. A guard is recommended to be installed for safety by a qualified person to prevent the passage of a 4 3/8" sphere through the balusters.

Recommendation
Contact a qualified professional.





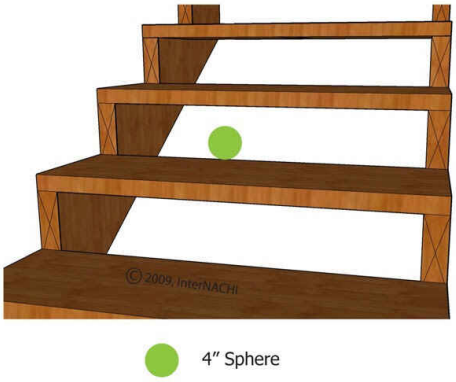
15.9.2 Stairs

STAIRS - OPEN RISERS

Marginal Defect

SFTY - There were "open risers" present on the basement steps. This is where no facing is present on the risers, creating an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Current safety standards require that the risers are closed, or designed in a way to prohibit the passage of a 4-inch sphere. Closing the risers or decreasing this spacing is recommended to be performed for safety by a qualified person.

Recommendation
Contact a qualified professional.



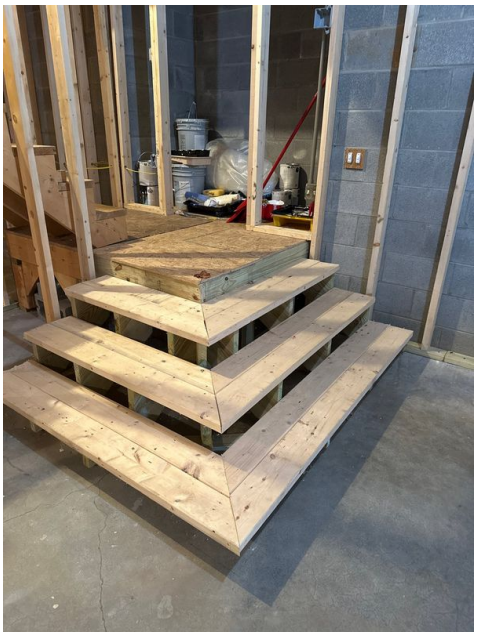
15.9.3 Stairs

HANDRAIL - MISSING

Marginal Defect

SFTY - There was no handrail installed on the basement stairs. A continuous handrail that extends from a point directly above the top stair tread to a point directly below the bottom stair tread is recommended to be installed by a qualified person for safety.

Recommendation
Contact a qualified professional.



16.2.1 Exterior Areas - WMC

GUTTER(S) - LEAKING

Marginal Defect

FRONT OF STRUCTURE

The gutters were leaking at the referenced area(s). Repairs are recommended to be conducted as needed by a qualified person to rectify any leaks.

Recommendation
Contact a qualified gutter contractor

16.3.1 Interior Areas - WMC

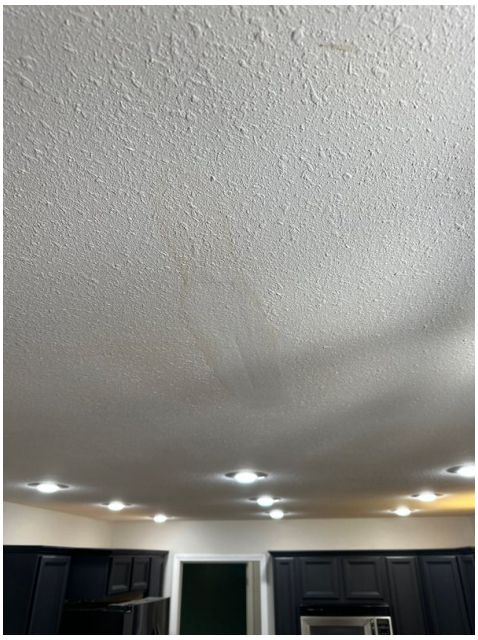
CEILING - MOISTURE STAINING (PLUMBING)

Marginal Defect

KITCHEN AREA

Moisture stain(s) were present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a plumbing contractor is recommended to evaluate and make repairs as needed.

Recommendation
Contact a qualified plumbing contractor.



16.3.2 Interior Areas - WMC

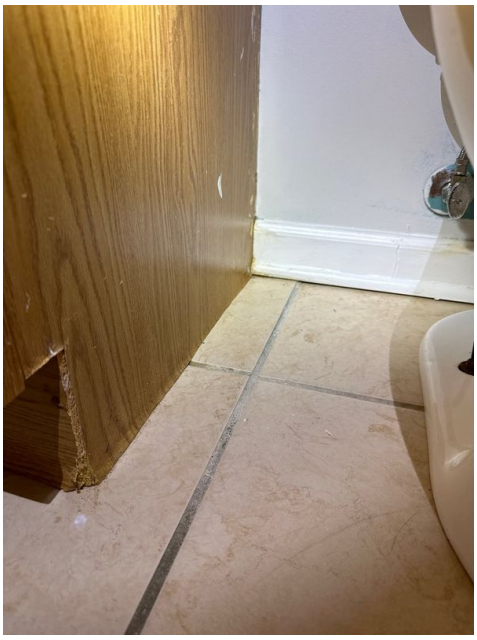
BATHROOM - INDICATIONS OF PAST WATER

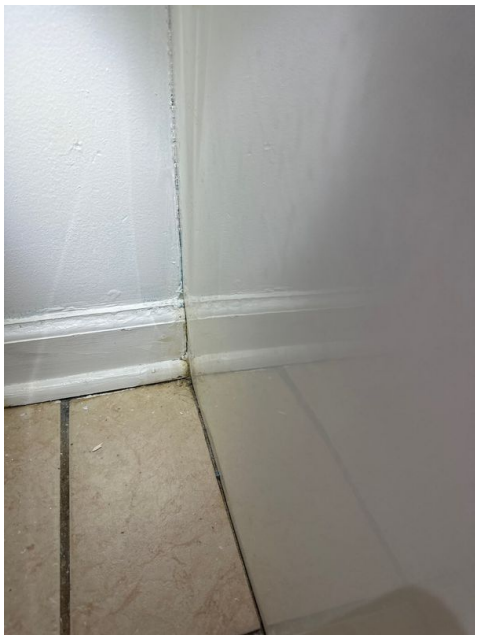
Marginal Defect

UPSTAIRS BATHROOM

There were indications of a past leak/standing water on the wall/baseboards in the referenced bathroom. I recommend inquiring with the sellers about any past water/leaks in the structure and referenced area. An evaluation of the area and replacement of the baseboard and any other damaged building components is recommended to be performed by a qualified contractor.

Recommendation
Contact the seller for more info





16.4.1 Plumbing Leaks - WMC

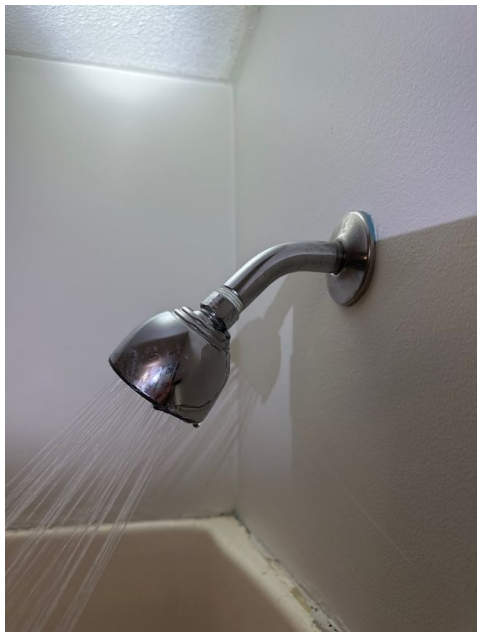
SHOWERHEAD - LEAK FROM CONNECTION

Marginal Defect

UPSTAIRS BATHROOM

A leak was present where the showerhead was attached to the water pipe. Repairs are recommended to be performed by a qualified professional as needed to correct the leak.

Recommendation
Contact a qualified handyman.



16.4.2 Plumbing Leaks - WMC

TOILET - FLOOR DISCOLORATION

Marginal Defect

HALF BATHROOM

Discoloration and/or staining was present on the flooring in the area of the referenced toilet(s). This is typically an indicator of a past or present leak from the wax ring area of the toilet. An invasive evaluation of the toilet's seal to the closet flange is recommended to be performed by a licensed plumber, with repairs made as needed. Hidden damage is always a possibility with a leaking wax ring.

Recommendation
Contact a qualified plumbing contractor.

16.6.1 Foundation - WMC

FOUNDATION WALLS - MASONRY SEALANT PAINT INDICATIONS OF MOISTURE

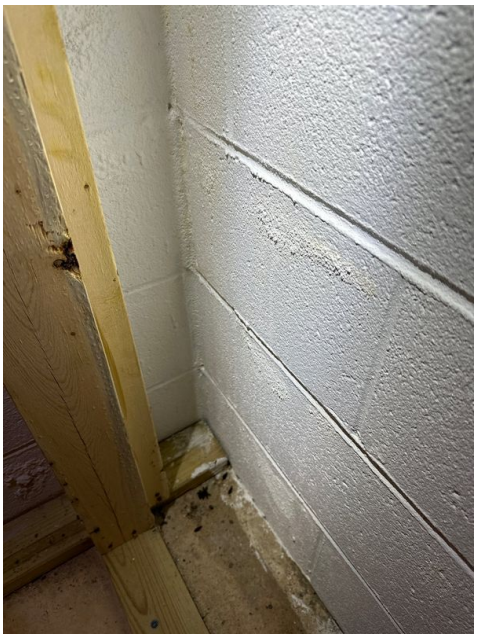
Marginal Defect

REAR RIGHT CORNER OF STRUCTURE

Discoloration, flaking paint, moisture stains, and/or other indications of moisture were present on the masonry sealant paint of the referenced foundation wall(s). This is an indicator that moisture is, or has been in contact with the foundation walls. These indications of moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies.

An evaluation by a foundation or grading contractor is recommended to determine the exact source of the evidence of moisture, with repairs made to prevent or manage future moisture infiltration as needed.

Recommendation
Contact a qualified waterproofing contractor



17.2.1 Exterior Hardscapes & Flatwork - CSM

CRACKING - MODERATE

Marginal Defect

DRIVEWAY @ LEFT SIDE OF STRUCTURE

Moderate settlement cracks were present on the referenced masonry surface. An evaluation of the cracking is recommended to be performed by a concrete contractor or other qualified professional to see what repairs are warranted to prevent further cracking or movement. At a minimum, these cracks are recommended to be sealed to prevent further damage from freezing water in the winter months.

Recommendation
Contact a qualified concrete contractor.

17.2.2 Exterior Hardscapes & Flatwork - CSM

CRACKING - SIGNIFICANT

Significant Defect

DRIVEWAY @ REAR OF STRUCTURE

Significant settlement cracks were present on the concrete surface. Repairs or replacement of the concrete along with repairs to the cause that allowed for the cracking is recommended to be performed as needed by a concrete contractor.

Recommendation
Contact a qualified concrete contractor.

17.3.1 Exterior Walls - CSM

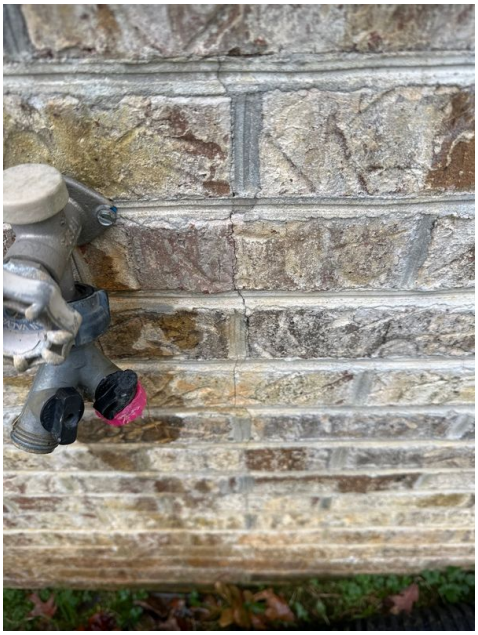
CRACKING - WITHIN TOLERANCES

Marginal Defect

RIGHT SIDE OF STRUCTURE

LMT - Cracking was present on the referenced wall(s), and the crack(s) appeared to be within normal tolerances at the time of inspection. *Please read the information & limitations in regards to cracking above.

Recommendation
Contact a qualified professional.



17.4.1 Interior Areas - CSM

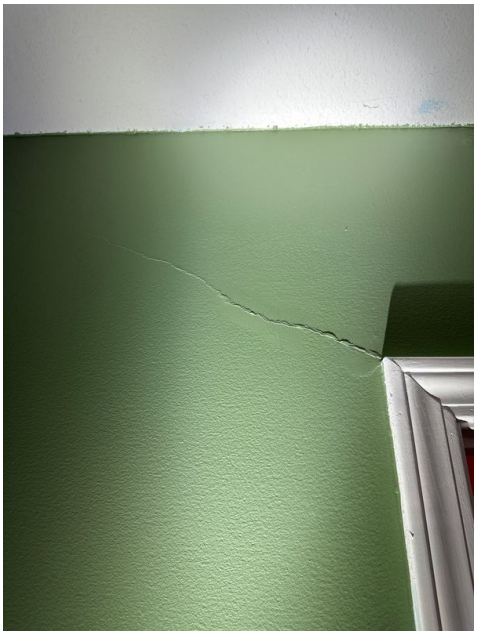
WALLS - DRYWALL CRACKING (OVER INTERIOR DOORWAYS)

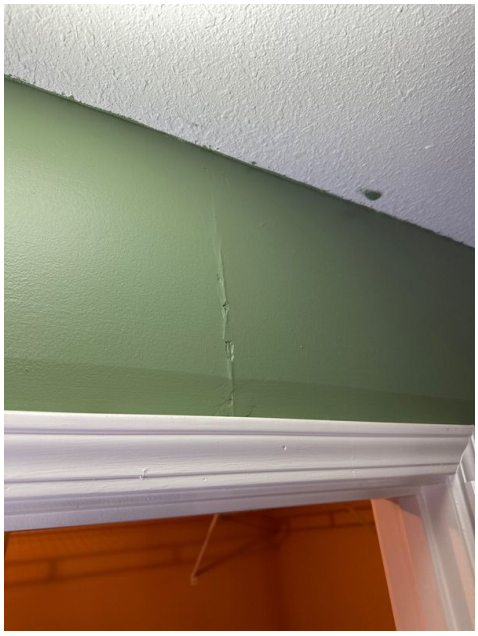
Marginal Defect

MASTER BEDROOM, FOYER

Drywall cracking was present over the doorway(s) in/at the referenced area(s). Door openings are the weakest point in a wall and any movement of the floor structure and its related supports will always present itself at these areas first. Diagonal cracking that is only an inch or two in length can be a minor concern related to typical settlement. However, cracking over multiple doorways or cracking that extends for several inches may represent excessive movement of the underlying floor structure and foundation supports. An evaluation of the cracking and floor structure with repairs made as needed is recommended to be performed by a qualified contractor.

Recommendation
Contact a qualified general contractor.





17.5.1 Foundation Walls - CSM

CRACKING - WITHIN NORMAL TOLERANCES

Marginal Defect

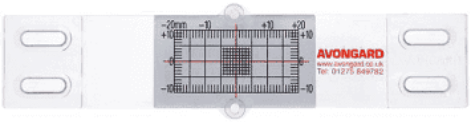
REAR OF STRUCTURE

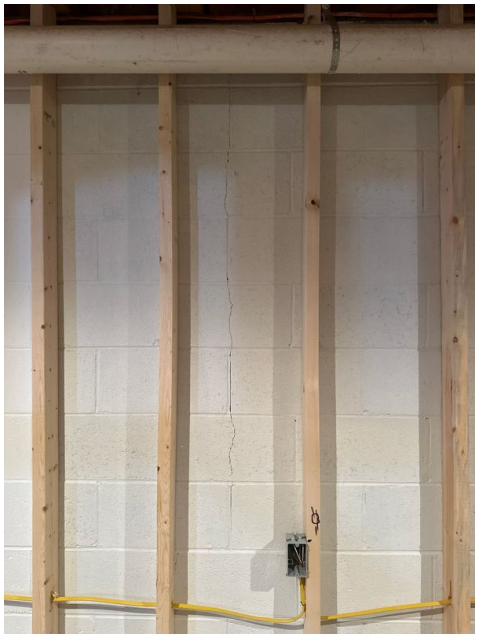
Cracking was present on the referenced foundation wall(s) that was considered to be "within normal tolerances" at the time of inspection. Although the crack(s) contained no lateral displacement or an excessive crack width, determining the acceptability of any crack is beyond the scope of a home inspection.

It's highly recommended to have a qualified professional install crack monitors at any locations on the foundation walls that are cracked, so the cracks can be monitored for further movement.

https://www.amazon.com/CRACKMON-4020A-Concrete-Adhesive-Included/dp/B0049MAVYU

For more information on any crack(s), an evaluation is recommended to be performed by a structural engineer. *Please read the information & limitations in regards to cracking above.





17.6.1 Slabs (Garage & Basement) - CSM

CRACKING - MINOR

Minor Defect, Maintenance Item, or FYI Item

BASEMENT

Minor cracking was present on the referenced concrete slab (<1/8 inch wide). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum to prevent water seepage from hydrostatic pressure.

Recommendation
Contact a qualified professional.

17.7.1 Retaining Wall(s)

MINOR TO BORDERLINE CRACKING

Marginal Defect

Cracking was present on the retaining wall(s) that was considered to be "minor to borderline" at the time of inspection.

It's highly recommended to have a qualified professional install crack monitors at any locations on the walls that are cracked so that the cracks can be monitored for further movement.

https://www.amazon.com/CRACKMON-4020A-Concrete-Adhesive-Included/dp/B0049MAVYU

For more information on any crack(s), an evaluation is recommended to be performed by a structural engineer. *Please read the information & limitations in regards to cracking above.

Recommendation
Contact a qualified professional.