John Chick Home Inspections

Your Property Inspection Report

303 Old Fort St, Tullahoma, TN 37388
Inspection prepared for: Aaron Cochran
Real Estate Agent: Aaron Cochran - kw Southern MIddle Realty

Date of Inspection: 5/31/2025 Time: 10:00 AM
Age of Home: 1964 Size: 2200
Order ID: 4842 - occupied - 2983

Inspector: JOHN CHICK
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https://johnchickhomeinspections.com/

JOHN CHICK
HOME INSPECTIONS

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I. Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process. Do not make assumptions ask the inspector, items may appear worse than they are, make sure you understand your report before making any decisions based on its contents.

This inspection does not include testing for radon, mold or other hazardous materials. Radon testing may be provided by request. This inspection does not address environmental hazards including: Lead-based paint, asbestos, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide or other similar environmental hazards. The report does not address subterranean systems or system components (operational or nonoperational) including: Sewage disposal, water supply or fuel storage or delivery. The Inspector is not required to report on the presence or absence of pests such as wood damaging organisms, rodents, or insects, cosmetic damage, underground items or items not permanently installed.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components that may include any combination of mechanical, structural, electrical, plumbing or other essential systems of portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

Your report includes many photographs which help to clarify where the inspector went, what was looked, and the condition of a system or component at the time of inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies and conditions will be supported with photos.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element system or sub-system is near or beyond the end of the normal useful life of such a structural element system or subsystem is not by itself a material defect.

An Inspection Report shall describe and identify in written formats the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. The beginning of each section includes the home inspection standards for the state of Tennessee. The inspector must meet these minimum standards but is not restricted to them. An inspector may go as far beyond the minimum as he feels necessary.

A Home Inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A Home Inspection will not reveal every concern that exist but only those material defects observed on the day of the inspection.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFI outlets may not be installed. This report will focus on safety and function not current code. This report identifies specific non-code, non- cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source etc. Your inspection will report visible damage, abnormal wear and tear and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

Orientation of the rooms and other areas in the report are referenced as viewed standing in front of the home with your back to the street.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

II. Inspectors comments and observations

Code of Ethics.

(1) Licensees shall discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all.

(2) Opinions expressed by licensees shall only be based on their education, experience, and honest convictions.

(3) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the client's designated representative.

(4) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.

(5) No licensee shall accept or offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the licensee is responsible.

(6) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.

(7) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest in a business that may affect the client. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.

(8) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

Home Inspectors (tnsosfiles.com)

TDCI: Educate Yourself on Home Inspectors' Roles Before Buying, Selling a Home

TDCI the Tennessee Department of Commerce &Insurance's (TDCI) Division of Regulatory Boards and the Home Inspector Licensing Program want to eliminate confusion that may arise when it comes to home inspections and the role home inspectors play. email : Webview : TDCI Eliminates Confusion About Home Inspectors (e2ma.net)

TDIC Purchasing a Home in Tennessee? What to Know About Home Inspectors.

TDIC - Purchasing a home. Purchasing a Home in Tennessee? What to Know About Home Inspectors. (tn.gov)

An unasked question can come back and haunt you. If you have questions about the report don't guess or assume, call me. I'll take the time to explain best as I can. 615-631-3618. John Chick

Remember that no matter how scary or sublime your home inspection or report may seem, your home inspector is working for you to help you better understand how your future home will work and what you can expect from it. The buyer should view the inspection as a learning opportunity, There aren't any homes that are void of defects. Even new construction homes may require repair. The report provides you with information that may be helpful in negotiations with the seller. If you're nervous about attending the home inspection or asking your home inspector questions, don't be. They're there to help you. One thing to remember is that the home inspector is the only one in the transaction whose paycheck doesn't depend on the transaction going through, this gives them a certain neutrality and trust that they are looking after their clients' best interests. So, ask lots of questions and trust your home inspector, he expects to be questioned.
John Chick Home Inspections (615) 663-0048 Murfreesboro, TN

III. Heating, Ventilation and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The general home inspection does not include any type of heating or cooling system warranty or guaranty. Inspection of heating and cooling systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating and air-conditioning (HVAC) contractor.

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

For a more thorough investigation of the system please contact a licensed HVAC service person.

The home inspector shall inspect permanently installed heating and cooling systems including normal operating controls, automatic safety controls, Chimneys, flues and vents where readily visible, distribution systems including fans, pumps ducts and piping, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed heating and cooling source in each room.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall operate the system using normal operating controls. The home inspector shall describe the energy source for each system, the type of heating equipment and distribution system.

The home inspector is not required to operate systems when weather conditions or other circumstances man cause equipment damage. To operate automatic safety controls, ignite or extinguish solid fuel fires or inspect the interior of flues, fire place insert flue connections, humidifiers, Electronic air filters or the uniformity or adequacy of heating and cooling supply to the various rooms.

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We recommend that all HVAC associated repairs be completed by a qualified licensed HVAC technician or contractor.

1. HVAC Equipment

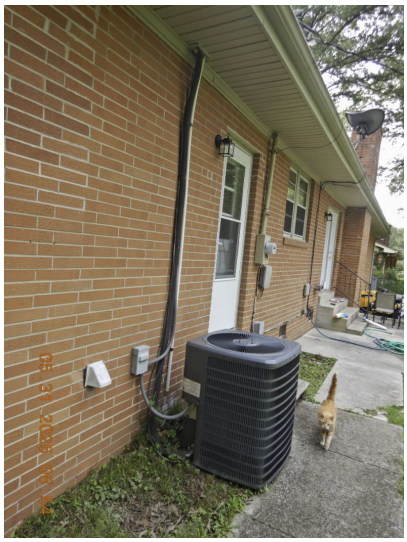
Equipment:

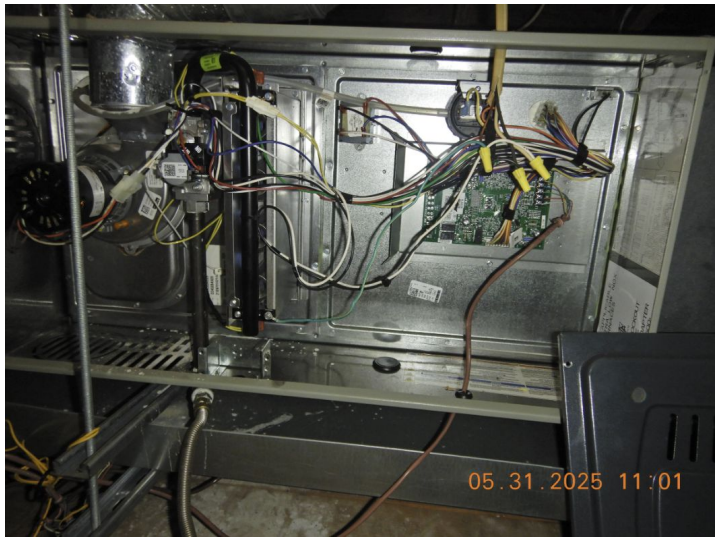
Split system description. The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior 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 and were not directly visible.

Status. Inspected - Functional at time of inspection

Equipment Information:

1.1. Goodman/DAIKIN https://www.goodmanmfg.com/, TRANE - https://www.trane.com/index.html
Cooling unit.. Model - GSX140421KD. Serial - 1707026257. Manufacture date - 2017.
Cooling unit.. Model - . Serial - . Manufacture date - .
Forced air furnace. Model - S8X1B080M4PSCAA. Serial - 213923Y1JG. Manufacture date - 2021.





2. Heating

Heating Systems:
• Delta T, or the difference between return air temperature and supply air temperature, is one of the most used measurements in the HVAC industry – and for good reason. Monitoring Delta T over time can clue you in to things like sub-optimal system performance, unnecessary energy usage or impending equipment failure, helping you address these issues proactively instead of reactively.

Calculating Delta T is simple: just subtract the return air temperature from the supply air temperature. The difference, or delta, between the two is Delta T. Some advanced thermostats come with duct sensors can automatically calculate Delta T for you and send the homeowner alerts for abnormal measurements, provided you set appropriate fault limits.

Ideal Delta T limits for heating and cooling
On the cooling side, the ideal Delta T range varies depending on whom you ask, but a good rule of thumb is between 15F and 22F. On the heating side, the ideal Delta T range varies by system, so check the data plate on the furnace to see the temperature rise minimum and maximum (it is usually a 30-degree spread). If Delta T is high, it can indicate poor airflow. If Delta T is low, it can indicate poor system performance or capacity.

• Package unit heating fuel is Natural gas. .

Status. Inspected - Functional at time of inspection

Observations:
2.1. Heating mode. The HVAC system responded properly to the call for heat at the time of the inspection.

3. Cooling

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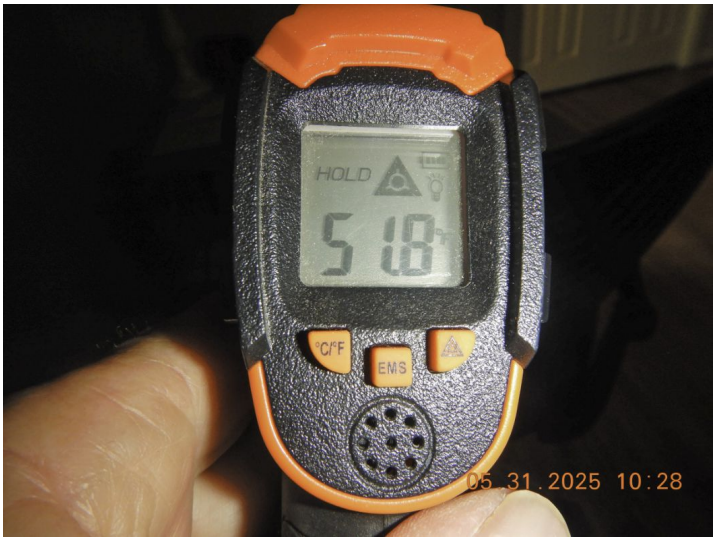
• Split system cooling fuel is Electric..

Status. Inspected - Functional at time of inspection

Observations:
3.1. Cooling mode. The HVAC system responded properly to the controls at the time of the inspection.



4. Normal Operating Controls

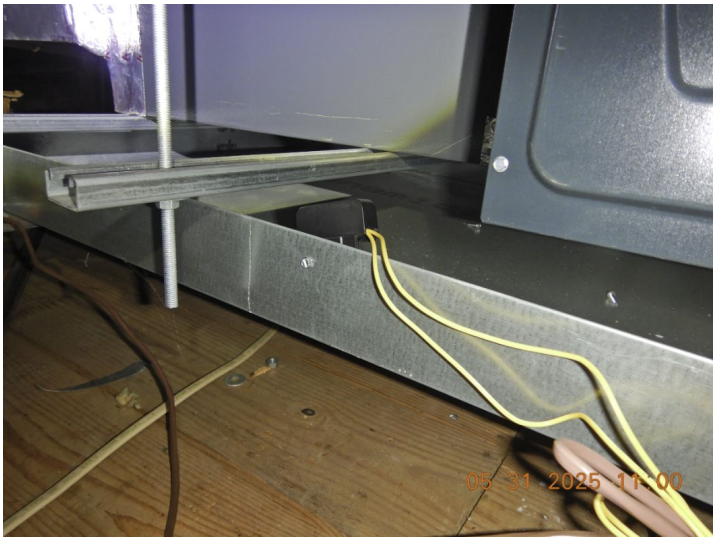
Normal operating controls inspection.
• Inspection of the HVAC Normal Operating Controls typically includes a visual examination of the following: - Operating controls - Manual or automatic duct dampers - Electrical switches - Disconnect service switch.

Status. Inspected - Functional at time of inspection

5. Automatic Safety Controls

Automatic safety system inspections.
• Inspection of the HVAC Automatic Safety Controls typically includes a visual examination of the following if accessible: - Condensate overflow tray and safety switch - Fuses - circuit breakers - thermal overload devices - Electric Power Controls and Safety Disconnects - Air handler service switch - Condensation drain piping.

Status. Inspected - Functional at time of inspection



6. Distribution System

Distribution systems inspection.
• Inspection of the HVAC distribution system typically includes a visual examination of the following: - Ducts and duct insulation - Registers - Fans - Pumps - Piping - Dampers - Air Filters - Fan Coil Units - Convectors.
https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned
https://www.epa.gov/indoor-air-quality-iaq/air-cleaners-and-air-filters-home
• HVAC distribution system type. Duct and register.

Status. Inspected - Functional at time of inspection

7. HVAC Source in each room

HVAC sorce in each room inspection.
• The presence of a heating and cooling source in each habitable room.

Noticeable temperature gradient.
Although (conditions permitting) the inspection of air-conditioning systems includes confirming air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during the original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline, you may wish to consult with an HVAC contractor to gain an idea of options and costs.

Federal laws require that every living or habitable space has access to heat but doesn't require a heat source in every habitable room. Air-conditioning requirements vary by location.

Status. Inspected - Functional at time of inspection

8. Chimneys, Flues, Vents

Chimney, Flue, Vent inspection.
• Visual inspection of Chimneys, Flues, Vents (where readily visible). Other problems may exist in areas not visible to the Home Inspector. Consider inspection by a certified specialist, a certified sweep would provide a much more thorough inspection than the visual inspection required by a Home Inspector.
Chimney Safety Institute of America (CSIA) (317) 837-5362 Find a Certified Chimney Sweep®

Status. Inspected - Functional at time of inspection- Deferred Maintenance

Observations:
8.1. Damaged brick. The upper portion of the chimney had damaged brick. This condition indicates failure of the bond between brick and mortar or frost freeze damage. Recommend evaluation and repair by a qualified Sweep.

Stains around furnace vent dry at time of inspection.

9. Solid Fuel Heating Devices

Solid fuel heating device inspection.

• Solid fuel heating device means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

Status. Inspected - Not tested - Visual inspection only.

Observations:

9.1. Beyond the scope.

The fireplace in the contained a wood-burning insert, the inspection of which lies beyond the scope of the General Home Inspection. Inspection of inserts lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the insert inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search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IV. Electrical

Electrical Systems.

The home inspector shall inspect: 1. Service entrance conductors; 2. Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; 3. Amperage and voltage ratings of the service; 4. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; 5. 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; 6. 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; 7. The operation of ground fault circuit interrupters; and 8. Smoke detectors.

The home inspector shall describe: 1. Service amperage and voltage; 2. Service entry conductor materials; 3. The service type as being overhead or underground; and 4. The location of main and distribution panels.

The home inspector shall report the presence of any readily accessible single strand aluminum branch circuit wiring.

The home inspector shall report on the presence or absence of smoke detectors. If the smoke detector is an individual (stand alone) unit, the home inspector shall operate its test function. If the smoke detector is incorporated into an alarm system, the entity that monitors the alarm system should test the smoke detector.

The home inspector is not required to: 1. Insert any tool, probe, or testing device inside the panels; 2. Test or operate any overcurrent device except ground fault circuit interrupters; 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or 4. Inspect: (i) Low voltage systems; HOME INSPECTORS CHAPTER 0780-05-12 (Rule 0780-05-12-.10, continued) November, 2014 (Revised) 17 (ii) Security system devices, heat detectors, or carbon monoxide detectors; (iii) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or (iv) Built-in vacuum equipment.

Any electrical repairs should be completed by a qualified licensed electrician or electrical contractor.

1. Electric Service

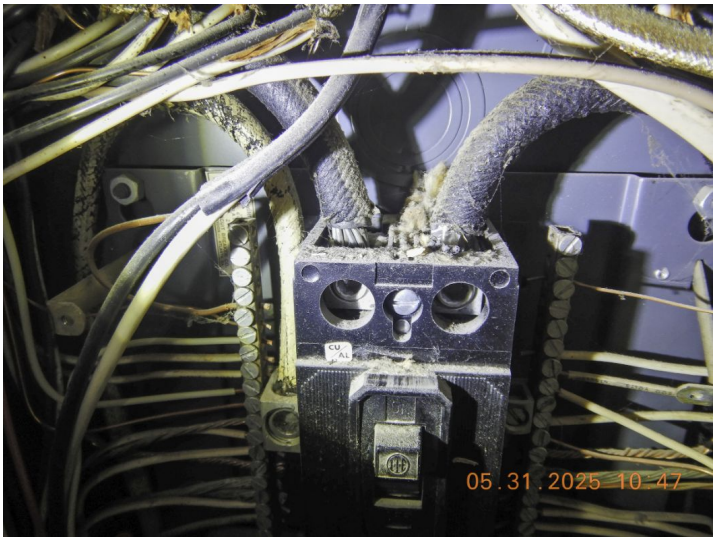
Electric service.
• The electrical service was overhead. Service mast inspection generally includes, installation, flashing, and condition.

Status. Inspected - Functional at time of inspection

2. Service Entrance Conductors & Rating

Materials:
• The aluminum service entrance conductors were 4/0 rated at 200 amps, 120/240 Volts AC.

Status. Inspected - Functional at time of inspection



3. Electrical Grounding/Bonding

Electrical Grounding and Bonding inspection.
• Grounding electrode not visible. The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, if you are concerned you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.

Status. Inspected - Functional at time of inspection

4. Main Disconnect

Service disconnect.
• Fused disconnect. The electrical service disconnect was a fused disconnect. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed electrician - Repair as necessary

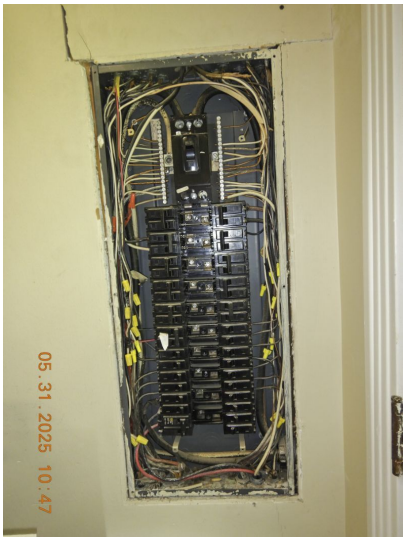
Observations:
4.1. The electrical service disconnect was rated at 200 amps 240 Vac.

5. Overcurrent Protection

Overcurrent Protection inspection.

Overcurrent protection of branch circuits was provided by circuit breakers.
Overcurrent devices (fuses & breakers) are properly sized for their corresponding branch circuit conductors. It is beyond the scope of our work as home inspectors to determine whether a particular manufacturer's breaker is approved for installation in another manufacturer's panel.

Status. Inspected - Functional at time of inspection



6. Distribution Panels

Distribution panel inspections..
• Main panel located laundry. The panel is a metal box that contains the main disconnect and electrical components such as breakers which protect and act as shut-off switches for electrical circuits in the home.

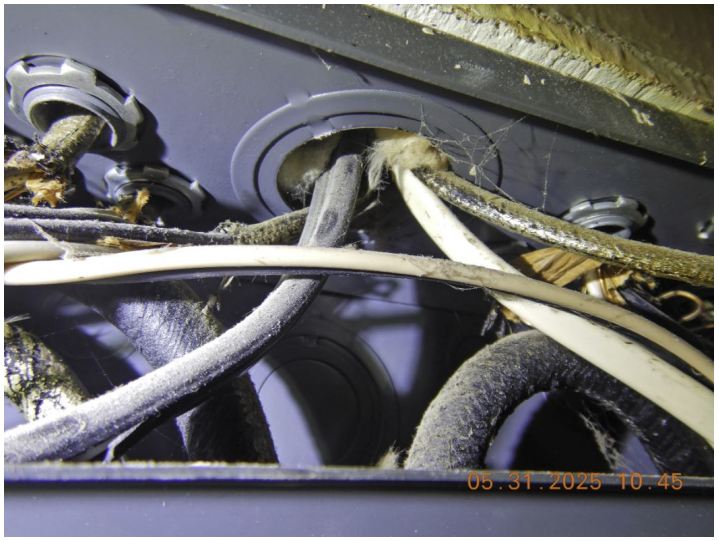
Status. Inspected - Functional at time of inspection - Recommend further evaluation by a qualified licensed electrician – Repair as necessary.

Observations:

6.1. Missing Clamps/grommets/bushings. Non-metallic cable passed through knock-outs in the main electrical service panel which had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. The Inspector recommends that protective devices approved for this purpose be installed.

6.2. Label illegible. The Circuit Directory label identifying individual circuits at this electric panel was illegible. The cabinet should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified electrical contractor.

6.3. Screws missing. The dead front cover of this sub-panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed by a qualified electrical contractor to securely attach the dead front cover.



Missing clamp.

7. Branch Circuits

Branch circuit inspection.
• Branch circuits. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, outlets, and hard-wired appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches, electrical outlets.

Status. Inspected - Functional at time of inspection - Recommend further evaluation by a qualified licensed electrician – Repair as necessary.

Observations:

7.1. Junction box missing cover. At the time of the inspection, electrical junction box covers were missing at this location. This condition left energized electrical components exposed to touch, a shock/electrocution hazard and a fire hazard. The Inspector recommends approved covers be installed by a qualified licensed contractor.
Attic two boxes (switch).

Junction box (switch missing cover.

Junction box (switch) missing cover.

8. Outlets

Electrical outlet inspection.
• Inspection includes polarity and grounding and physical condition of all accessible outlets including outlets within six feet of interior plumbing, in garage, carport and exterior inspected structures.

Status. Inspected - Functional at time of inspection

9. Switches

Electric switch inspection.
• Typical switch inspections includes, operation, installation and general condition.

Status. Inspected - Functional at time of inspection

10. Lighting

Lighting system inspection.
• Typical light fixture inspections includes, operation, lamps, installation and general condition.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed electrician - Repair as necessary

Observations:

10.1. Cover missing. Light fixture missing lamp shade/cover.
Laundry,

10.2. Inoperable. A light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, the Inspector recommends that an evaluation and any necessary repairs be performed.
Exterior lights, right front one bulb, left front one bulb right rear one bulb.

Missing cover.

11. Ceiling Fans

Ceiling fan inspection.
• Ceiling fan inspection typically includes, light fixture, wobble, installation and operation. Note nearly all fans have some wobble when operated and only those with significant wobble will be listed in this report.

Status. Inspected - Functional at time of inspection

12. GFCI (Ground Fault Interrupters)

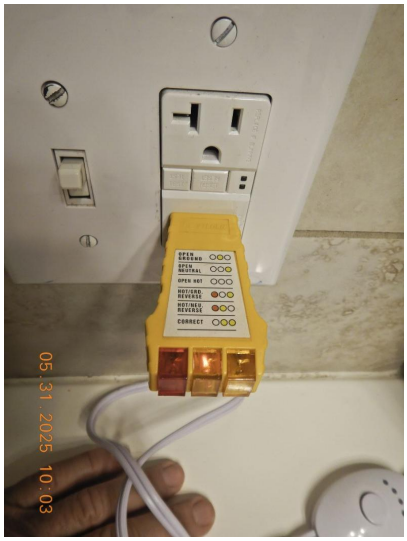
GFCI inspection.
• Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
GFCI receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed electrician - Repair as necessary

Observations:

12.1. Ground open or missing. An electrical outlet at this location had an open/or missing ground. This outlet should have a functional equipment grounding conductor installed by qualified electrical contractor.
Hallway bath.

12.2. Failed. The GFCI at this location failed to operate as intended. Recommend further evaluation by a qualified licensed electrical contractor and repairs made as necessary.
Right rear bathroom would not reset.



Ground open or missing.

13. Smoke Detectors

Smoke detector system inspection.
• The state of Tennessee requires the home inspector shall report:
1. The presence or absence of smoke alarms;
2. The presence or absence of smoke alarms by location of the area and/or room;
3. If any area and/or room contain smoke alarms that appear to have been painted and/or obstructed by stickers or otherwise covered. If so, the home inspector shall recommend that any such smoke alarm be replaced with a device of the same type;
4. If any smoke alarms appear more than ten (10) years from the date of manufacture, and recommend that any such smoke alarm be replaced with a device of the same type;
5. If battery-powered smoke alarms appear more than ten (10) years from the date of manufacture, a request by the owner for that type of device shall be directed to the State Fire Marshal's Office; and
6. All requirements as set forth in paragraph (9)(d) except when access is obstructed,

Please visit the links below for additional information.

https://www.tn.gov/commerce/fire/prevention-education-and-outreach/get-alarmed-tn.html

https://www.tn.gov/commerce/news/2017/1/23/state-fire-marshal-proper-smoke-alarm-placement-makes-crucial-difference.html

Observations:

13.1. Smoke alarms located in the following areas or rooms. Areas or rooms not listed did not contain a smoke detector.
Hallway. Bonus room.

14. Single Strand Aluminum Wiring

Observations:
14.1. Not Inspected - None Present

V. Plumbing

The Home Inspector shall inspect:
Interior water supply and distribution system, including piping materials, supports, 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, vents 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: 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,
Inspect 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,
observe a system for proper sizing, design or use of proper materials.
The report does not address subterranean systems or system components (operational or nonoperational), including, sewage disposal and water supply.

We recommend if the home is thought to have a septic tank or other on site waste disposal system you have the system evaluated by a qualified licensed specialist.

We recommend if the home is thought to have an onsite water supply system you have the system evaluated by a qualified licensed specialist.

We are not plumbers, Feel free to hire a plumber prior to closing if you have any concerns about the water supply and waste systems in the home.

All repairs should be completed by a qualified, licensed plumbing contractor.

1. Water Supply and Distribution System

Water supply and distribution system inspection.
• Copper. The home water distribution pipes were Copper a material approved for this use.
• CPVC. The home water distribution pipes were Chlorinated Poly Vinyl Chloride (CPVC), which is a plastic type approved for this use.

Status. **Inspected - Functional at time of inspection**

2. Drain, Waste and Vent System

Drain, Waste and Vent system inspeciton.
• PVC. The visible drain, waste and vent (DWV) pipes were composed of a polyvinyl chloride (PVC) material approved for this use.
• Cast iron. The visible drain, waste and vent (DWV) pipes included cast iron.

Status. Inspected – Functional – Deferred Maintenance

Observations:

2.1. Slow drain sink. The sink at this location was slow to drain. The trap or waste pipe may be partially blocked or the drain plug may need adjustment. The inspector recommends further review by a qualified licensed plumbing contractor and repairs made as necessary.
Hallway both

2.2. S-traps are no longer used in modern plumbing because on rare occasions with just the right conditions the water can be sucked out of the trap allowing sewer gas to enter your home.

S trap.

Slow drain sink.

PVC and cast iron vent pipe.

3. Plumbing Fixtures

Plumbing fixture inspection.
• The Home Inspector shall operate: 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.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed specialist - Repair as necessary

Observations:

3.1. Drain plug damage. The drain plug in this fixture was damaged at time of inspection and needs repair.
Hallway bathtub.

3.2. Loose fixtures. The listed fixtures were loose at time of inspection. Recommend further evaluation by a qualified licensed plumber and repair as necessary.
Master bath shower arm.

3.3. Toilet loose at floor. The toilet In this bathroom, the toilet was loose at the floor. Recommend further evaluation by a qualified plumbing contractor and repaired.
Master bath.

3.4. Leaking fixtures. The listed fixtures leaked at time of inspection. Recommend further evaluation by a qualified licensed contractor and repair as necessary.
Kitchen sink faucet.

Kitchen fauicet leak.

Damaged drain plug.

4. Hot Water Systems

Hot water system inspection.

• Gas fired. This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Status. **Inspected - Functional at time of inspection - Recommend further evaluation by a qualified licensed specialist – Repair as necessary.**

Observations:

4.1. Natural Gas Fired Water Heater. Manufacturer American Water Heater Co. - https://www.americanwaterheater.com/. .
Model Number - G61 50T40 400. Serial Number - 1723106432835. Capacity 50 Gal.
Manufacture Date - 6/2017. Location laundry.

4.2. Natural gas pipe connected to water heater should be rerouted so the laundry entry door does not contact the pipe when open, See picture.

Gas line against door.

5. Water supply shutoff

Water supply shutoffs.
• The locations of any found water shutoff valves. In an emergency these locations may be used to turn off the water supply to your home.

Status. Inspected - Functional at time of inspection

Observations:
5.1. Water shutoff located left front yard

6. Sump Pump

Observations:
6.1. Not Inspected - None Present

VI. Gas Service

1. Gas Service

Materials:
• Gas service shutoff and meter located front of home. Gas service and supply plumbing not inspected. Certification of gas piping and service equipment may only be done by a gas specialist licensed by the city or county.

Status.
• Inspected - Functional at time of inspection

VII. Structural Components and Foundations

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

The Home Inspector shall inspect: Structural components including foundation, floors, walls, columns or piers, ceilings and roofs.

The Home Inspector shall describe: The type of foundation, floor structure, wall structure, columns or piers, ceiling structure and roof structure.

The Home Inspector Shall: Probe structural components where deterioration is suspected.

The Home Inspector shall enter: The underfloor 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 inspect underfloor crawl spaces and attics.

Report signs of water penetration into the building or signs of condensation on building components.

Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

After the inspection, the home inspector will generate a written report of their findings. It is all encompassing. However, if the home inspector were to suspect a potential issue with a foundation, framing component, or other weight bearing area, they would refer the client to a speciality professional, such as a structural engineer. The structural engineer would then perform an inspection of the area in question and typically would provide the property owner with a written report of their scientific findings and work scope of any needed repairs.

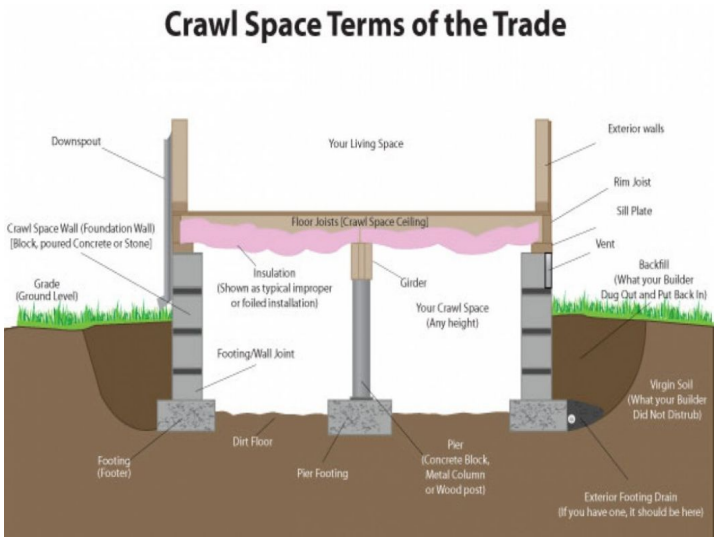
1. Foundation

Foundation Description:
• Crawlspace. Foundation construction included a crawlspace.
• Cracks observed at mortar/brick.
Cracks less than 1/4" wide, with or without displacement in any direction, are not likely to be signs of serious failure unless they are active.
Cracks over 3/8" wide should be examined carefully as an indication of potentially serious problems and may need attention due to possible problems with wall and foundation settlement. Home inspectors are not on site long enough to determine if a crack is active.
Recommend sealing cracks to prevent moisture intrusion and additional ice damage, monitoring for further movement, and having a licensed foundation specialist evaluate further, should the cracks enlarge beyond their current size.
Cracks observed at mortar/brick foundation wall.

Status. Inspected - Functional at time of inspection

Foundation drain.

Floor structure repairs.



2. Floor Structure

Floor Structure.
• • The floor structure was viewed from the crawlspace.
• The floor structure included a rim joist.
• The floor structure included a sill plate.
• The floor structure included built up girders with ledger strip.
• The floor structure included conventional girders.
• The floor structure included conventional joists.
• The floor structure included plywood decking.

Status. Inspected - Functional - Recommend further evaluation by a qualified licensed specialist – Repair as necessary.

Observations:

2.1. Shoring. This home had shoring added to the floor structure. Shoring is often added to support sagging floor joist, stabilize squeak floors, prevent cracking tiles or support unusually heavy loads.

2.2. Repairs. The floor structure had areas of repair at time of inspection. Repairs are what I typically find in floor repairs. Repairs appear to adequately support floor structures.If you would like further evaluation please contact a qualified licensed contractor.

2.3. Joist damage. One or more floor joist was damaged at time of inspection. Recommend further evaluation by a qualified licensed contractor and repair as necessary.
One damaged joist noted during inspection, see picture.

Repairs below bathroom.

Repairs below bathroom.

Repairs below bathroom.

Shoring.

Damaged joist with new joist installed.

New joists sistered to olde (damaged) joists.

Damaged floor joist, needs repair.

Soring.

3. Wall Structure

Wall structure.
• Conventional 2 X 4 wood frame construction.

Status. Inspected - Functional at time of inspection

4. Columns and Piers

Coplumns and Piers.
• CMU columns.
• Metal columns.

Status. Inspected - Functional at time of inspection

5. Ceilings Structure

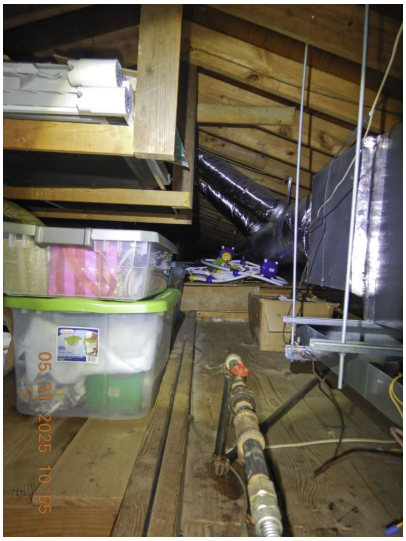
Ceiling structure.
• The ceiling structure was built using conventional framing methods.

Status. Inspected - Functional at time of inspection

6. Roof Structure

Roof structure.
• The roof structure was built using conventional framing methods.

Status. Inspected - Functional at time of inspection



7. Inspection Methods

Methods:

• Attic Inspection. Inspection of the attic typically includes visual examination of the following: roof structure (framing and sheathing);- attic space ventilation;- thermal insulation;- electrical components (outlets, switches and lighting);- plumbing components (supply and vent pipes, bathroom vent terminations); and- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

• Attic inspected from access hatch. No safe means of entry and no walkway or other structure to allow crawling through the attic areas. If the attic does not have a floor or walkway, if joists are covered with insulation, if the clearance is too small your inspector may inspect from the attic hatch. Crawling on the edges of ceiling joists, often hidden in insulation, is not safe and may lead to damage to the ceiling structure and or inspector.

Attic access limited.

8. Water Penetration and Condensation - Observations

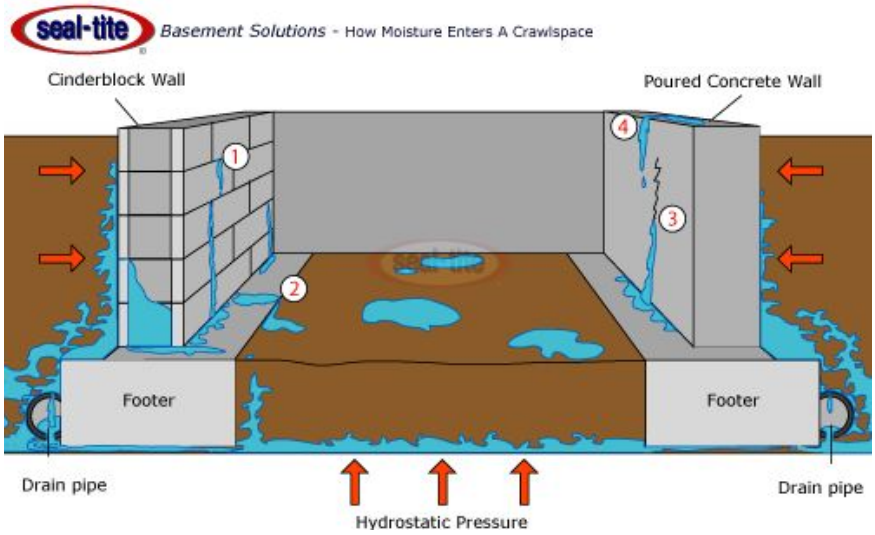
Requirements:
• The Inspector is required to report signs of water penetration into the building or signs of condensation on building components.

What matters most? How much water enters, how often and most importantly, how long does water remain in your crawlspace. The fundamental principle of control of water in the solid form is to do everything you can to keep water out. If it gets in your crawlspace, and it will, insure it drains out as quickly as possible and does not remain pooled in the crawlspace.

Observations:

8.1. Damp soil visible. One or more area of soil in the crawlspace was visibly damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls.

Foundation drai;n.



VIII. Roof

The Home Inspector shall observe: Roof covering, roof drainage systems, flashings, skylights, chimneys, and roof penetrations, report 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.

I DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Any repairs should only be done by a qualified licensed roofing contractor.

1. Roof Coverings

Roof Covering:
• Asphalt singles. The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufactures to last from fifteen to thirty years. The actual service life of the roof will vary, depending on a number of interrelate factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

Status. Inspected - Functional at time of inspection

Observations:

1.1. Moss and lichens are more than a cosmetic issue on many kinds of roofing materials - asphalt shingles, roll roofing, wood shingle roofs, wood shake roofs. By holding moisture against the roof surface lichens but more so moss speed the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles.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2. Roof Drainage System

Roof drainage system inspection

• Roof drainage. The roof drainage system includes gutters, downspouts, leaders, splash blocks and similar components used to carry water off a roof and away from a building.

Rainwater from roofs and storm water from paved areas, yards, courts and courtyards shall drain to an approved place of disposal. For one- and two-family dwellings, and where approved, storm water is permitted to discharge onto flat areas, such as streets or lawns, provided that the storm water flows away from the building.

Downspout spacing. As a general rule, every 40 linear feet of gutter should have at least one downspout. Downspouts should not discharge near the house's foundation or where water may pool.

Aside from that, how many downspouts do you require? One downspout every 20 feet of guttering is a good rule of thumb, although depending on the local weather, the size of the drainage area, and the gutter system's design, more may be required.

Gutters and downspouts shall have a slope of not less than 1/8 inch per foot (10.4 mm/m) along their entire length. Gutters and downspouts shall be installed so that water does not pool at any point.

• Gutter inspection. Overflowing gutters may lead to damaged soffits and water near the foundation wall. It is a good idea to step outside during a heavy rain and look for overflowing gutters. If water is exiting the gutter anywhere other than the downspout the gutter is in need of repair. Unfortunately it is nearly impossible to detect gutter problems without rain.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed roofing contractor - Repair as necessary

Observations:

2.1. Discharge. One or more downspouts at the home routed roof drainage to the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Downspout discharge must flow away from home and not accumulate near the foundation.

2.2. Gutter overflow. One or more gutter overflowed during the home inspection. Overflowing gutters may lead to water penetrating building structures. Recommend further review by a qualified licensed roofing contractor and repairs made as necessary.

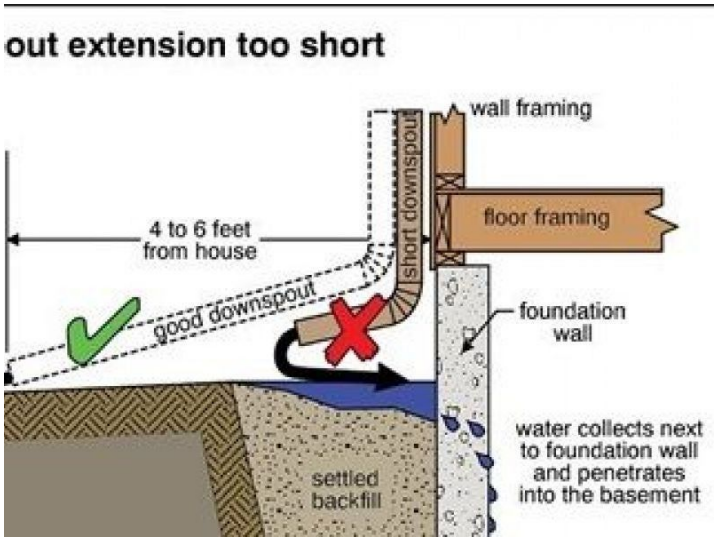
2.3. Debris in gutters. Debris in the gutters should be removed to encourage proper drainage.

Discharge at foundation.

Overflowing or leaking gutter.

Overflowintg gutter.

Loose downspout.



3. Roof Flashings

Roof flashing inspeciton.
• Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Inspection of roof flashing typically includes a visual examination of flashing in the following locations:
- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment. Patio cover - attachment points and around skylights - junctions at which roofs meet walls -- roof edges - areas at which roofs change slope - areas at which roof-covering materials change and - areas at which different roof planes meet (such as valleys).

Status. Inspected - Functional at time of inspection

Observations:

3.1. Sealant dependent flashing. Sealant was installed at one or more roof flashing in an apparent effort to prevent a flashing from leakage. This sealant will eventually dry, shrink, crack and leak. Recommend further evaluation by a qualified licensed roofing contractor.

Sealant.

4. Roof Penetrations

Roof penetration inspeciton.
• Inspection of roof penetrations typically includes examination of seals in the following locations: Plumbing stack vents - Combustion vents - Moisture and Vapor vents - Exhaust vents - Roof vents

Status. Inspected - Functional at time of inspection

5. Skylights

Observations:
5.1. Not Inspected - None Present

6. Chimneys

Roof chimney inspection.
• Chimney. The IRC requires that roof penetrations such as chimneys, vents and skylights be protected by flashing. That flashing should be installed in a manner that keeps water out. It has to be in good condition.

Status. Inspected - Functional at time of inspection

IX. Exterior Components

The Home Inspector shall inspect: Wall cladding, flashing 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 fascia's and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. Probe exterior wood components where deterioration is suspected.

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. Home Inspector reports whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

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. Also, 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 and ice.

Any repairs should be completed by an appropriate qualified licensed specialist.

1. Wall Cladding, Flashing and Trim

Types of Wall Cladding:

Brick veneer. Brick veneer houses look almost identical to solid brick structures, except that they are built using a very different technique. The house itself is constructed from steel or wooden framing, and then covered with wood sheathing or insulation. A single layer of brick is built near each exterior wall and attached to the house with metal ties. Veneer brick does not support the structural load of the building; if the brick were removed, the house would continue to stand.

Vinyl siding. Inspection of vinyl siding typically includes examination of the following: Installation practices - Visible condition. Vinyl siding is plastic exterior siding for a house, used for decoration and weatherproofing, imitating wood clapboard, and used instead of other materials such as aluminum or fiber cement siding. It is an engineered product, manufactured primarily from polyvinyl chloride (PVC) resin. In the UK and New Zealand a similar material is known as uPVC weatherboarding.
For detailed installation illustrations, refer to the Vinyl Siding Institute Installation Manual:
https://www.vinylsiding.org/installation/installation-manual/

Status. Inspected - Functional at time of inspection

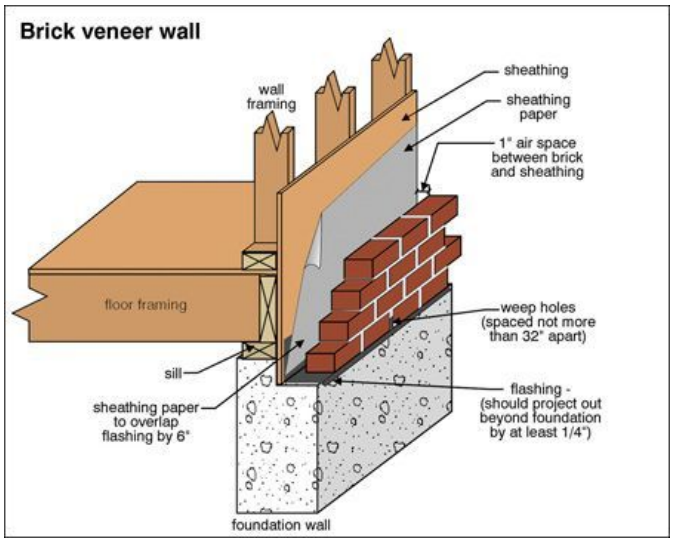
Observations:

1.1. Cracks observed at mortar/brick. Cracks less than 1/4" wide, with or without displacement in any direction, are not likely to be signs of serious failure unless they are active. Cracks over 3/8" wide should be examined carefully as an indication of potentially serious problems and may need attention due to possible problems with wall and foundation settlement. Home inspectors are not on site long enough to determine if a crack is active.
Consider sealing cracks to prevent moisture intrusion and additional ice damage, monitoring for further movement, and having a licensed foundation specialist evaluate further, should the cracks enlarge beyond their current size. Any work should be done by a qualified licensed masonry contractor.
Left side of home, above back door and front of home see pictures.

1.2. Damage, brick veneer. The brick veneer had damage at time of inspection. Recommend repair by a qualified licensed contractor.
Hole in veneer right front of home, may have been an electric outlet, see pictures.

Hole in front wall, likely either a faucet or electric outlet.

Vinyl.



2. Entry Doors

Entry door inspection.
• Inspection of entry doors typically includes examination of the following: Door surface Condition - Weather-stripping condition - Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold). - Jamb condition - Threshold condition - Moisture-intrusion integrity.

Status. Inspected - Functional at time of inspection

Observations:

2.1. Front door. Storm door binds when opening and closing.

Binding storm door.

3. Windows

Exterior window Inspection
• Inspection of window exteriors typically includes examination of the following where visible: Window exterior - Surface condition - Sealant/weather- stripping condition - Sash exterior condition - Moisture - intrusion integrity - Window pane condition – Flashing – Steel lintels.

Status. Inspected - Functional at time of inspection - Recommend further evaluation by a qualified licensed specialist – Repair as necessary.

Observations:

3.1. Caulk. One or more windows had damaged or missing caulk at time of inspection. Recommend missing calk be installed and/or damaged caulk replaced.

Damaged or missing caulking.

Damaged or missing caulking.

Damaged screen master bedroom.

4. Garage Vehicle Door

Observations:

4.1. Not Inspected - None Present

5. Patio

Patio inspection.
• Inspection of the patio typically includes examination of the following: surface - installation - level and flat - deterioration - damage - heaving or settling - roof or cover and its supporting structure.

Status. Inspected - Functional at time of inspection- Deferred Maintenance

Observations:

5.1. Cracks. One or more small crack noted in patio. Sealing cracks with appropriate sealant may reduce damage due to frost and freeze cycles.

Patio crack.

6. Decks

Observations:

6.1. Not Inspected - None present

7. Porches

Porch inspection.
• Porch inspections typically include General Condition - Foundation - Structure - structural framing, surface conditions and planking.

Status. Inspected - Functional at time of inspection

8. Steps and Stairways

Exterior step and stairway inspection.
• Inspection of stairways typically includes visual examination of the following: - - Treads and risers - Landings - Foundation - Angle of stairway - Handrails - Guardrails - Lighting - Headroom - Windows - Walls and ceilings. Staircase Requirements Vary. The requirements for staircases, including (but not limited to) dimensions for handrail height, size, allowable projection, and component spacing, and maximum and minimum tread and riser dimensions, will vary according to the standards adopted by the jurisdiction in which a home is located.
Residential Stair Codes

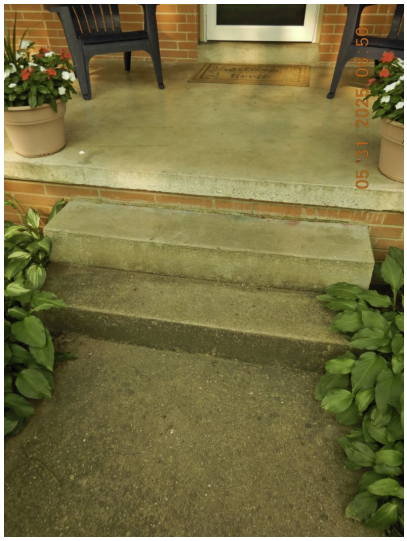
A riser is the vertical part of a stair run that is above and below the treads that you walk on. The International Residential Code (IRC 1011.5.5.3) allows open risers as long as "the opening between the treads does not permit the passage of a 4-inch diameter sphere." The regulation applies to both interior and exterior stairs and the purpose is to avoid getting a foot caught in the open space when turning around or a child being trapped or falling through the gap.

Stairs are the most dangerous part of a house, and about 1,400 people die in the U.S. each year as a result of a fall from a stair. Also, just under a million people are hospitalized yearly due to stair falls--over half of them in their own home. Falls are also the leading cause of hospitalizations among children and the elderly.

Status. Inspected - Functional at time of inspection

Observations:

8.1. Moderate wear/deterioration. Stairs had areas of moderate wear or deterioration visible at the time of the inspection. Possible splinter risk.
Right rear exterior stairs.



Moderate deteration and protruding nail.

9. Guardrails

Observations:

9.1. Not Inspected - None present

10. Handrails

Observations:

10.1. Not Inspected - None present

11. Eaves, Soffits and Fascias

Eve Soffit and Fascia inspection.
• Eaves, Soffits and Fascias. Inspect general conditions and damage.

Status. Inspected - Functional at time of inspection

12. Grading and Drainage

Grading and Drainage inspection.
• Surface drainage should be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots should be graded to drain surface water away from foundation walls. The grade should fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet , drains or swales should be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation should be sloped a minimum of 2 percent away from the building.

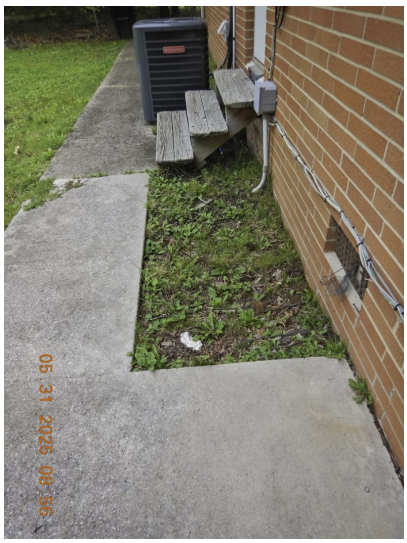
The grading and drainage around the perimeter of the dwelling should be monitored and re-graded as necessary. The grade should be maintained so that the water flows away from the foundation at all times.

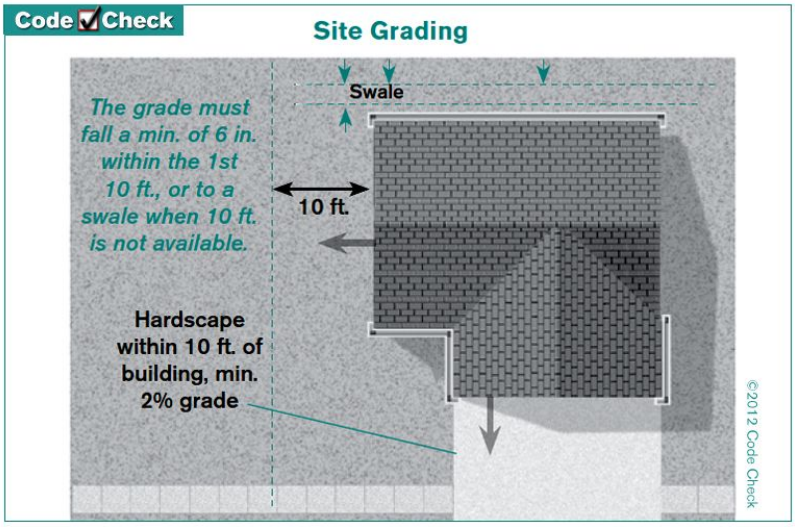
Mulch, gravel, planters and other items may prevent grade inspection.

Status. Inspected - Functional at time of inspection

Observations:

12.1. Negative grade. The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. The ground should slope away from the home a minimum of 1-inch per foot for a distance of at least six feet from the foundation.





13. Driveway

Driveway inspection.
• Inspection of the driveway typically includes examination of the following: surface - installation - flat - deterioration - damage - heaving or settling.

Status. Inspected - Functional at time of inspection

Observations:

13.1. Not level or flat- heaving-settling. The patio was not level or flat at the time of the inspection. This condition appeared to be the result of heaving or settling of soil beneath the patio. Determining the cause and likelihood of continuing damage will require that you consult with a soils engineer.
Appears to be due to tree root growth, see pictures.

14. Walkway

Walkway inspection.
• Inspection of the walkway typically includes examination of the following: surface - installation - flat - deterioration - damage - heaving or settling.

Status. Inspected - Functional at time of inspection

Observations:

14.1. TRIP HAZARDS. The most common ADA trip hazards occur at broken or lifted sidewalks and driveways, usually at joints or cracks. The ADA defines a trip hazard as any vertical change over 1/4 inch or more at any joint or crack. Sidewalk trip hazards are huge legal liabilities, so it's best to repair sidewalk cracks immediately.
See pictures.

Sidewalk trip hazard.

Trip hazard.

15. Balcony

Observations:

15.1. Not Inspected - None Present

16. Retaining Walls

Observations:

16.1. Not Inspected - None Present

17. Areaways

Observations:

17.1. Not Inspected - None Present

18. Stoops

Observations:

18.1. Not Inspected - None Present

19. Vegetation

Descriptions:
• Inspection includes vegetation that my damage the home.

Status. Inspected - Recommend further evaluation by a qualified licensed specialist - Repair as necessary

Observations:

19.1. Vegetation against roof. Vegetation growing against the roof coverings and drainage systems may accelerate deterioration of roof shingles by rubbing against shingles during wind. The Inspector recommends trimming or removal of the vegetation touching roof components and reevaluation of roof shingles.

19.2. Dead tree. Dead tree in back yard should be removed.

Tree against siding and roof.

Back ;yard dead tree.

20. Exterior Components Comments

Observations:
20.1. Privacy fence in back yard in need of repair.

X. Interior Components

The Home Inspector shall inspect: Walls, ceiling, floors, steps, stairways, balconies, 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, floors, carpeting, draperies, blinds or other window treatments.

Any repairs should be completed by a appropriate qualified licensed specialiast.

1. Walls

Wall inspection.
• Wall inspections include wall condition, installation and defects.

Status. Inspected - Functional at time of inspection

Observations:

1.1. Corner cracks - diagonal. Corner cracks were noted at time of inspection.
Diagonal cracks tend to indicate some amount of structural movement no matter what size. Most diagonal cracks at windows and doors are "tension cracks," caused by a force puling the two sides of a corner of the opening apart. Tension cracks taper in width as they snake away from the corner.
Small crack master bath door.

Small corner crack.

Small corner crack.

Likely wall cut to aid in electricla upgrades.

2. Ceiling

Ceiling inspection.
• Ceiling inspections include condition, installation and defects.

Status. Inspected - Functional at time of inspection

3. Floors

Floor inspection.
• Floor inspections include floor condition, installation and defects.

Status. Inspected - Functional at time of inspection

4. Windows

Interior window inspection.
• Window inspection typically includes, general condition, operation, hardware and installation.
Bedrooms are required to have one functional window (or exterior door) for emergency egress.

Status. Inspected - Functional at time of inspection

5. Interior Doors

Interior door inspection.
• Door inspection typically includes, general condition, operation, hardware and installation.

Status. Inspected - Functional at time of inspection

Observations:

5.1. Doorstops. The listed doors had a damaged or missing doorstop at time of inspection. Left front bedroom entry door.

5.2. Binding/rubbing. The listed doors were binding when opening and closing at time of inspection. Hallway bath entry. Hall closet. Master bedroom. Master bath. Right rear bathroom. Right rear room entry and closet doors.

Binding door.

6. Steps and Stairways

Interior step and stairway inspection. Staircase Requirements Vary. The requirements for staircases, including (but not limited to) dimensions for handrail height, size, allowable projection, and component spacing, and maximum and minimum tread and riser dimensions, will vary according to the standards adopted by the jurisdiction in which a home is located. Dimensions given here are for the International Residential Code.

A riser is the vertical part of a stair run that is above and below the treads that you walk on. The International Residential Code (IRC 1011.5.5.3) allows open risers as long as "the opening between the treads does not permit the passage of a 4-inch diameter sphere." The regulation applies to both interior and exterior stairs and the purpose is to avoid getting a foot caught in the open space when turning around or a child being trapped or falling through the gap.

Stairs are the most dangerous part of a house, and about 1,400 people die in the U.S. each year as a result of a fall from a stair. Also, just under a million people are hospitalized yearly due to stair falls--over half of them in their own home. Falls are also the leading cause of hospitalizations among children and the elderly.

Status. Inspected - Functional at time of inspection

7. Handrail

Observations:

7.1. Not Inspected - None present

8. Guardrail

Observations:

8.1. Not Inspected - None present

9. Counters and Built In Cabinets

Built in counter and cabinet inspection.
• Permanently installed counters and built in cabinets throughout the home.

Status. Inspected - Functional at time of inspection

Observations:

9.1. Door damaged. The door for this cabinet damaged at time of inspection and needs repair. Hallway bath.

9.2. Drawer damaged. The drawer at this location was damaged at time of inspection and needs repair. Hallway bath.

Cabinet drawer damage.

Damaged cabinet door.

10. Fire Door

Observations:

10.1. Not Inspected - None present

11. Balconies

Observations:

11.1. Not Inspected - None Present

XI. Insulation and Ventilation

The Home Inspector shall inspect: Insulation and vapor retarders in unfinished spaces, ventilation of attics, foundation areas, kitchen, bathroom, 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 is not required to report on: concealed insulation and vapor retarders or venting equipment that is integral with household appliances.

Any repair should be completed by an appropriate qualified licensed specialist.

1. Insulation

Types of insulation.
• Attic, loose fill fiberglass insulation.
• Main floor, radiant barrier.

Status. Inspected - Functional at time of inspection

2. Vapor Retarders

Vapor retarders inspection.
• Vapor retarder inspection generally includes type, installation and condition of visible vapor retarders. A vapor barrier slows or prevents the evaporation moisture into the home.
• Crawlspace floor, soil cover not sealed. The floor of the crawlspace was covered with a plastic soil cover that consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges at overlaps and the crawlspace perimeter were not sealed.

Status. Inspected - Functional at time of inspection

3. Ventilation of Attics & Foundation Areas

Types of ventilation.
• Crawlspace Vents. The crawlspace was equipped with vents which should be closed during very cold weather to prevent pipes in the crawlspace from freezing. Vents should be opened during all other periods to allow natural air movement to carry away moisture evaporating from the soil.
• Soffit vents were installed as part of the attic ventilation system.
• Turbine ventilators were installed to ventilate the attic space.

Status. Inspected - Functional at time of inspection- Deferred Maintenance

Observations:

3.1. Crawlspace vent bent or damaged. One or more crawlspace vent was found bent or damaged during inspection. If the damage prevents the vent from opening or closing it should be repaired or replaced.
See picture.

Damaged crawlspace vent.

4. Kitchen, Bathroom and Laundry Venting Systems

Kitche, Bathroom and laundry vent systems. Vent inspections typically include, materials, installation and conditions.

Status. Inspected - Does not function as intended - Recommend further investigation by licensed contractor - Repair as necessary

Observations:

4.1. Bathroom vent damaged.
The exhaust vent in this bathroom was damaged at time of inspection and needs repair.
Right rear bathroom vent inoperable.

4.2. Clothes dryer vent damaged. The clothes dryer vent at this location did not function as intended and needs repair. Recommend repair by a qualified licensed contractor.
Missing flapper valve, see pictures.

Clothes dryer vent missing flapper.

Inoperable bathroom vent.

5. Attic Vent Fan

Observations:

5.1. Not Inspected - None Present

XII. Built-in Kitchen Appliances.

The Home Inspector shall inspect and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. Self cleaning functions are not tested.

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.

"Installed or Built-In" means attached or connected such that an item requires tools for removal. Any appliance repairs should be done by a qualified licensed appliance specialist.

1. Range, Cook top, Ovens

Range, cooktop and oven inspection. Gas-fired. The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

Status. Inspected - Functional at time of inspection

Observations:
1.1. Gas Range . Manufacturer - SAMSUNG - https://www.samsung.com/us/.
Model Number - NX60A6511SS/AA. Serial Number - 0J4V7DAW301561L. Build Date - .

2. Ventilation Equipment or Range Hood

Ventilation Equipment and Range Hood inspection. Re-circulating exhaust. The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

Status. Inspected - Functional at time of inspection

3. Dishwasher

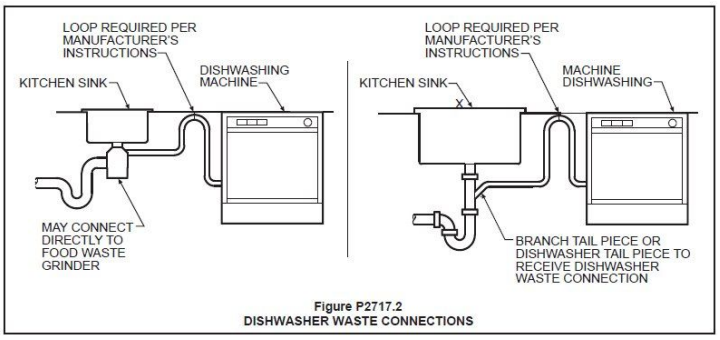
Dishwasher inspection. Dishwasher inspection usually includes installation, operation and physical condition.

Status. Inspected - Functional at time of inspection - Recommend further evaluation by a qualified licensed contractor – Repair as necessary.

Observations:

3.1. Dishwasher. Manufacturer - AMANA - https://www.amana.com/. .
Model Number - ADB140DAMS 1. Serial Number - FE0292499.

3.2. High loop not OK. The dishwasher did not have a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a plumbing requirement, however some dishwasher manufacturers have a different requirement that supersedes the plumbing code. Check your owners manual.



Dishwasher drain.

4. Other Built In Appliances

Observations:

4.1. Not Inspected - None Present

XIII. Site conditions at time of inspection.

1. Site conditions observations

Conditions:

FURNISHED HOME.
The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector is not required and may not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Normal

XIV. Contract

INSPECTION JOHN CHICK HOME INSPECTIONS **AGREEMENT**

(THIS CONTRACT LIMITS LIABILITY)

This Inspection Contract (the "Contract") is made this Thursday, May 22nd, 2025 by and between John Chick Home Inspections, which shall be deemed to include its inspectors ("Company") and Aaron Cochran (the "Client").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John Chick Home Inspections and the Client agree as follows:

1. For the sum of $375.00 paid by the Client to John Chick Home Inspections (the "Inspection Fee"), John Chick Home Inspections agrees to perform a limited, non-invasive, visual inspection of the installed systems and components of the property located at 303 old fort street, Tullahoma, TN 37388 (the "Property") as they exist at the time of the inspection (the "Inspection") and to prepare a report setting forth the results of the Inspection (the "Report"). The Inspection Fee shall be paid in full on or before the date of the Inspection. The Report will not be released until the Inspection Fee is paid to the Company in full.

2. The Inspection shall be performed in accordance with the (a) Standards of Practice set forth in the Tennessee Home Inspector License Act of 2005 (Tenn. Code Ann. Section 62-6-301 et seq.), as implemented by the Rules of Tennessee, Department of Commerce and Insurance, Division of Regulatory Boards governing Home Inspectors set forth in Rule 0780-05-12-.10 (collectively referred to as the "TN SOP") and (b) the current Standards of Practice of the International Association of Home Inspectors ("InterNACHI SOP") found at www.nachi.org/sop.htm. In the event of a conflict, the TN SOP will govern. Copies of the TN SOP and the InterNACHI SOP will be included in the Report.

3. John Chick Home Inspections will not inspect for, nor will the Report address, (a) environmental hazards, including, lead-based paint; radon; asbestos; cockroaches; rodents; pesticides; treated lumber; fungus; mercury; carbon monoxide; Chinese drywall; or other similar environmental hazards or (b) subterranean systems or system components (operational or non-operational), including sewage disposal, water supply, or fuel storage delivery.

4. John Chick Home Inspections shall have no obligation to repair or replace any items found to be defective, whether or not addressed in the Report. Conditions that may exist relating to any legal and/or public records are outside the scope of the Inspection."

5. Client represents and assures John Chick Home Inspections that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless John Chick Home Inspections from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of the inspection. John Chick Home Inspections recommends checking for permits on all additional construction performed on the property after the original construction.

6. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between John Chick Home Inspections and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration of modification of this contract shall be valid unless it is in writing and signed by authorizing representative of both parties. This contract shall be construed and governed by the laws of the State of Tennessee. For all areas marked outside of good condition, John Chick Home Inspections recommends proper attention by the appropriate licensed contractor.

7. John Chick Home Inspections has no liability for occupied/unoccupied homes and structure, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatter often change the condition of property and John Chick Home Inspections will make no guaranties.

8. The Client warrants and represents that he/she has full authority to execute this Contract. Client understands and agrees that only the buyer under agreement for the Property at the time this Contract is signed shall be entitled to the information contained herein and in the Inspection Report."

9. In the event of litigation relating to the subject matter of this Contract, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

10. **No Guarantee or Warranty.** John Chick Home Inspections makes no warranties or guarantees express or implied, including any implied warranties of fitness or merchantability, as part of the Inspection or the Report including, without limitation, that all defects have been found or that John Chick Home Inspections will pay for the repair of undisclosed defects; that any of the items inspected are designed or constructed in a good and workmanlike manner; or that any of the items will continue to perform in the future as they are performing at the time of the inspection. John Chick Home Inspections shall not be liable to the Client for any special, incidental, or consequential damages.

11. **Notice and Waiver.** Any claim arising out of or related to any act or omission of John Chick Home Inspections in connection with the inspection of the Property shall be made in writing and reported to the Company within fourteen (14) days of discovery. John Chick Home Inspections shall have fourteen (14) days to re-inspect the issue giving rise to the claim. John Chick Home Inspections must be allowed access to the Property to evaluate the issue before any corrective action is taken by Client.

After notifying John Chick Home Inspections in writing within the time period set forth above, Client may also contact a qualified specialist to make further inspections or evaluations of the issue giving rise to the claim; provided, however, Client agrees that any repairs or corrective action taken without consultation with John Chick Home Inspections shall constitute a waiver of such claim and shall relieve Company of any and all liability.

12. **Limitation of Liability.** The Client agrees that total liability of John Chick Home Inspections for any and all damages whatsoever arising out of or in any way related to this Contract shall not exceed the fee paid to John Chick Home Inspections hereunder.

13. **Binding on Others Clause:** This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

14. **Waiver of Statute of Limitations.** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this Contract or arising out of, from or related to the Inspection and Report shall be commenced within one (1) year of the date of the Inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.

15. **Dispute Resolution; Binding Arbitration.** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the Inspection and Report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. Client agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction.

16. **No Rule Of Construction.** The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Contract. Therefore, no rule of construction shall apply to this Contract that construes ambiguous or unclear language in favor of or against any party.

17. **Severability.** If any provision or provisions of this Contract shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

18. **Non-Waiver.** The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

The undersigned have reviewed this Contract, understand its contents, and agree to the terms and conditions contained herein.

Client: _____ Date:05/22/2025
Name:Aaron Cochran

JOHN CHICK
HOME INSPECTIONS

John Chick Home Inspections
by: John Chick Date:05/22/2025

Murfreesboro, TN 37129 • Office: 615-663-0048 • Visit our website at: http://johnchickhomeinspections.com

Photos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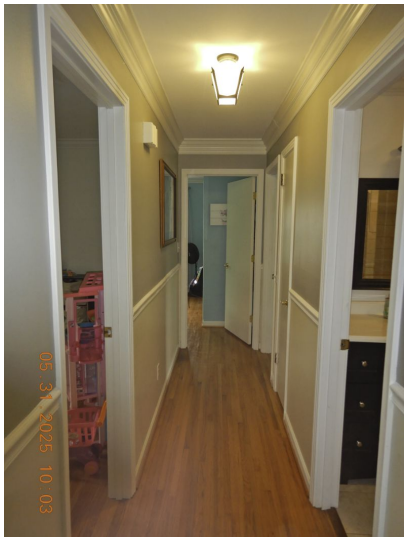
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Glossary

Term	*Definition*
Automatic Safety Controls	It means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.
Caulk	Caulk is the material used to fill or close seams or crevices in order to make watertight, airtight, etc. Caulk is silicone, acrylic, or latex based, which is flexible and can help absorb movement, whereas grout can crack. Tubs and showers require a special caulk that contains mold and mildew prevention additives. The tubes are usually labeled “for kitchen and bath use.” Most are 100 percent silicone, but you can also find some latex versions.
Component	It means a readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.
Crawlspace	It means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Defect	A flaw in something: A physical problem in a machine, structure, or system, especially that prevents it from functioning correctly or safely.
Deferred maintenance	Deferred maintenance refers to putting off standard home repair jobs until homeowners have both the time and money to fix the problems. What is deferred maintenance? It’s essentially a list of all the little repairs that need to be made on a property when you’re getting ready to sell it. Most of them are quick and inexpensive fixes that you might not think about every day, but that the buyer or home inspector will notice immediately when they’re touring the home. These include items such as a toilet that doesn’t quite flush correctly or a door that doesn’t quite shut all the way.
Describe	It means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose.

Doorstop	A device for preventing a door from striking a wall or an object on a wall, as a small rubber-covered projection.
Dry at time of inspection	It means the area described was probed with moisture probe and excessive moisture was not detected.
Enter	It means to go into an area to inspect all visible components.
GFCI	Ground Fault Circuit Interrupter. A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Guardrail	“Guard rail or guardrail” sometimes referred to as guide rail or railing, is a system designed to keep people or vehicles from (in most cases unintentionally) straying into dangerous or off-limits areas. A handrail is less restrictive than a guard rail and provides both support and the protective limitation of a boundary. Guardrails are generally required by code where there is a drop of 30" or more. All open-sided walking surfaces higher than 30 inches must have a guardrail. This includes decks, patios, landings, stairs, and ramps. The height is measured vertically, extending to the floor or the grade below (at any point within 36 inches, measured horizontally, of the edge of the open side). Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height measured from the top of the rail to (1) the walking surface, (2) fixed seating, or (3) the line connecting the leading edges of the treads. There are two exceptions to this rule. The first applies to guards on the open sides of stairs, and the second applies to guardrails in which the top also serves as a handrail on the open side of a flight of stairs. Interior sections of required guardrails cannot possess any openings large enough to pass through a 4-inch diameter sphere. There are two exceptions to this regulation. The first refers to triangular openings at the bottom of stairs, and the second refers to guards on the open side of stairs. Guard in-fill components, balusters, and panel fillers must withstand a normal load of 50 pounds (applied horizontally) on an area equal to one square foot.
HVAC	Heating Ventilation and Air Conditioning.

Handrail	The building code is the same for both interior and exterior steps: a handrail is required for 4 or more risers (3 treads). When the steps are more than 30 inches above ground there must also be a guardrail. • Handrail height must be 34 to 38 inches high, measured from the tread nosing or ramp surface, with two exceptions allowed: 1) a volute (shown below) is allowed over the lowest tread, and 2) the transition from handrail to guard, or at the start of a stair flight, my exceed 38 inches. • Handrail should be continuous for the full length of the stair flight, from above the highest riser to above the lowest riser, but can be interrupted by a newel post. • Handrails ends should be returned to the wall or terminate at newel post or safety terminal. The handrail shown at the top of the page is an example of one that is not terminated properly and the end sticking out could snag a handbag, causing a fall.• Handrails next to a wall must have a minimum of 1.5 inches between wall and handrail. • A round handrail diameter must be between 1.25 and 2 inches. If handrail is not round, the perimeter should be between 4 and 6.25 inches, and have edges slightly rounded with a diameter of at least 1/100th of an inch. • Handrails with a perimeter of more than 6.25 inches must have a finger-grippable recess on both sides. The requirements for the shape and recess are very specific: "The finger recess shall begin within a distance of 3/4 inch (19mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below depth shall continue for not less than 3/8 inch (10mm) to a level that is not less than 1-3/4 inches (45mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm)."
Inoperable	Not able to perform its normal function.
Inspect	It means the act of making a visual examination.
Inspected	It means the Home Inspector visually inspected the item, system, or component and if no other comment is made then it appeared to be functioning as intended, allowing for normal wear and tear.
Installed	It means attached or connected such that an item requires tools for removal.
Lintels	Lintels are L-shaped steel members that support openings in brick veneer walls. These are required over all openings where the brick veneer would otherwise be acting as a beam, which it cannot do. The major problems typically observed include: a lack of lintels; undersized lintels; improperly supported lintels; and the lack of proper lintel painting. Lintels are required above even the smallest openings in brick veneer. Small windows, pet doors, gable vents, etc., are locations where they are typically missing.

Main disconnect	The main breaker acts as the disconnecting means (main disconnect) to the entire power load of your breaker box. With it off, there is no power being fed to the buss bar that feeds the branch circuit breakers. There is still lethal voltages on the supply side of the breaker but not the load (home) side.
Normal Operating Controls	It means homeowner operated devices such as a thermostat, wall switch, or safety switch.

Normal.	“Come to me, all you who are weary and burdened, and I will give you rest. Take my yoke upon you and learn from me, for I am gentle and humble in heart, and you will find rest for your soul. For my yoke is easy and my burden is light.” Matthew 11:28 Those whom I love I rebuke and discipline. So be earnest and repent. Here I am! I stand at the door and knock. If anyone hears my voice and opens the door, I will come in and eat with that person, and they with me. To the one who is victorious, I will give the right to sit with me on my throne, just as I was victorious and sat down with my Father on his throne. Whoever has ears, let them hear what the Spirit says to the churches.” Revelation 3:19-22 NIV Be alert and of sober mind. Your enemy the devil prowls around like a roaring lion looking for someone to devour. Resist him, standing firm in the faith, because you know that the family of believers throughout the world is undergoing the same kind of sufferings. Peter 5:8-9 For our struggle is not against flesh and blood, but against the rulers, against the authorities, against the powers of this dark world and against the spiritual forces of evil in the heavenly realms. Ephesians 6:12 The Message A Fight to the Finish And that about wraps it up. God is strong, and he wants you strong. So take everything the Master has set out for you, well-made weapons of the best materials. And put them to use so you will be able to stand up to everything the Devil throws your way. This is no weekend war that we’ll walk away from and forget about in a couple of hours. This is for keeps, a life-or-death fight to the finish against the Devil and all his angels. Be prepared. You’re up against far more than you can handle on your own. Take all the help you can get, every weapon God has issued, so that when it’s all over but the shouting you’ll still be on your feet. Truth, righteousness, peace, faith, and salvation are more than words. Learn how to apply them. You’ll need them throughout your life. God’s Word is an indispensable weapon. In the same way, prayer is essential in this ongoing warfare. Pray hard and long. Pray for your brothers and sisters. Keep your eyes open. Keep each other’s spirits up so that no one falls behind or drops out. Ephesians 6:10-18 The LORD is my shepherd, I lack nothing. He makes me lie down in green pastures, he leads me beside quiet waters, he refreshes my soul. He guides me along the right paths for his name’s sake. Even though I walk through the darkest valley, I will fear no evil, for you are with me; your rod and your staff, they comfort me. You prepare a table before me in the presence of my enemies. You anoint my head with oil; my cup overflows. Surely your goodness and love will follow me all the days of my life, and I will dwell in the house of the LORD forever. Psalms 23:1-6 NIV

	The Lord bless you and keep you; the Lord make his face shine on you and be gracious to you; the Lord turn his face toward you and give you peace.” ’’ https://www.youtube.com/watch?v=Zp6aygmvzM4
Not Inspected	It means the Home Inspector did not inspect this item, system, or component and makes no representation of whether, or not it was functioning as intended and will state a reason for not inspecting.
Operate	It means to cause systems or equipment to function.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Readily Accessible	It means the approach or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening.
Readily Visible	It means can be seen by using natural or artificial light without the use of equipment or tools other than a flashlight.
Repair	Fixing any sort of mechanical, plumbing, structural or electrical device should it become out of order or broken.
S-trap	S-traps are no longer used in modern plumbing because on rare occasions with just the right conditions the water can be sucked out of the trap allowing sewer gas to enter your home. S-trap failure requires a large amount of water to flow quickly past the trap. This is usually caused by allowing a sink full of water to drain rapidly. The easy fix is to always refill the trap with water after using the sink.
Soffit	In popular use, soffit most often refers to the material forming a ceiling from the top of an exterior house wall to the outer edge of the roof, i.e., bridging the gap between a home's siding and the roofline, otherwise known as the eaves. When so constructed, the soffit material is typically screwed or nailed to rafters known as lookout rafters or lookouts for short.
Solid Fuel Heating Device	It means any wood, coal, or other similar organic fuel burning device including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.
System	Means a combination of interacting or interdependent components, assembled to carry out one or more functions.
Upgrade	These may be items identified for upgrade to modern construction and safety standards.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

bedroom	Four things a room MUST have to be considered a bedroom: 1) Entrance: A bedroom needs at least two methods of egress, so it should be accessible from the house (commonly through a door), and then have one other exit (window or door). 2) Ceiling Height: A bedroom ceiling needs to be at least 7 ft tall. It's okay if some portions of the ceiling are below this level, but at least 50% of the ceiling needs to be a minimum of 7 ft in height. Most ceilings tend to be at least 8 ft tall, so ceiling height is not usually an issue (R305.1). 3) Escape: A bedroom must have one other method of egress beyond the entrance point. A door to the exterior works as an exit point, and so does a window. According to the International Residential Code, a bedroom window can be between 24 and 44 inches from the floor, it needs at least 5.7 square feet for the opening, and it must measure no less than 24 inches high and 20 inches wide (R310.1). 4) Size: The room should be at least 70 sq ft, and more specifically the room cannot be smaller than 7 feet in any horizontal direction (sorry, that 1'x70′ room won't work) (R304.2 / R304.4). As you can see, size, access, light, and ventilation all matter when it comes to defining a bedroom (IRC). The closet. Are closets required? A bedroom should probably have a closet since most buyers expect one, but technically the International Residential Code does NOT mandate a bedroom to have a closet.
chimney	A chimney is an architectural ventilation structure made of masonry, clay or metal that isolates hot toxic exhaust gases or smoke produced by a boiler, stove, furnace, incinerator or fireplace from human living areas.
faucet	Any device for controlling the flow of liquid from a pipe or the like by opening or closing an orifice; tap; cock.
flashing	Flashing refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier system. In modern buildings, flashing is intended to decrease water penetration at objects such as chimneys, vent pipes, walls, windows and door openings to make buildings more durable and to reduce indoor mold problems. Metal flashing materials include lead, aluminum, copper,[1] stainless steel, zinc alloy, and other materials.
flue	A flue is simply a passage for conveying exhaust gases from an appliance to the outdoors. A flue may be a duct, pipe, vent, or chimney. An unlined chimney is technically a flue, even though an unlined chimney is a fire hazard.

junction box	An electrical junction box is a container for electrical connections, usually intended to conceal them from sight and deter tampering. A small metal or plastic junction box may form part of an electrical conduit or thermoplastic-sheathed cable (TPS) wiring system in a building. If designed for surface mounting, it is used mostly in ceilings, under floors or concealed behind an access panel - particularly in domestic or commercial buildings. An appropriate type may be buried in the plaster of a wall (although full concealment is no longer allowed by modern codes and standards) or cast into concrete - with only the cover visible.
skylight	A skylight (sometimes called a rooflight) is a light-permitting structure or window, usually made of transparent or translucent glass, that forms all or part of the roof space of a building for daylighting and ventilation purposes.

Summary of Items of Concern

The summary below consists of potentially significant findings noted during the inspection, a list of items not inspected, urgent items. Deferred maintenance items are located throughout the report.

Critical Items. Examples of critical items would be safety items such as bare electrical wires or open electric panel, an active drain leak, major defects like a structural failure, items that may lead to major defects like a small roof-flashing or plumbing leak and other items I would like to draw your attention to.

Deferred maintenance. Deferred maintenance (Non Critical maintenance) refers to putting off standard home repair jobs until homeowners have both the time and money to fix the problems. Examples of non-critical, routine maintenance or deferred maintenance items would be a window that does not latch, cosmetic damage, a loose doorknob, or a missing cover plate screw. Non-critical items noted during the inspection are not listed here but found throughout the body of the report. Be sure to read your entire report.

Not inspected. A list of items that were not inspected or were not present at time of inspeciton.

Notes. Additional information the client may find usefull.

Depending on your version of adobe, you may select an item in the summary for additional information.

For your safety and liability, we recommend that you hire only licensed qualified contractors when having any work done.

If the building has been remodeled, modified or there is an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work. Latent defects could exist.

Be sure to read your inspection report in its entirety and contact your inspector if you have questions. John Chick 615-631-3618

If your report does not display correctly your adobe many need upgrading, there is a link for a free upgrade in the email with this report. https://get.adobe.com/reader/

Heating, Ventilation and Air Conditioning		
Page 13 Item: 8	Chimneys, Flues, Vents	***8.1. Damaged brick. The upper portion of the chimney had damaged brick. This condition indicates failure of the bond between brick and mortar or frost freeze damage. Recommend evaluation and repair by a qualified Sweep.***

Page 14 Item: 9	Solid Fuel Heating Devices	*9.1. Beyond the scope.* *The fireplace in the contained a wood-burning insert, the inspection of which lies beyond the scope of the General Home Inspection. Inspection of inserts lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the insert inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search*
Electrical		
Page 19 Item: 6	Distribution Panels	*6.3. Screws missing. The dead front cover of this sub-panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed by a qualified electrical contractor to securely attach the dead front cover.*
Page 20 Item: 7	Branch Circuits	*7.1. Junction box missing cover. At the time of the inspection, electrical junction box covers were missing at this location. This condition left energized electrical components exposed to touch, a shock/electrocution hazard and a fire hazard. The Inspector recommends approved covers be installed by a qualified licensed contractor.* *Attic two boxes (switch).*
Page 22 Item: 12	GFCI (Ground Fault Interrupters)	*12.1. Ground open or missing. An electrical outlet at this location had an open/or missing ground. This outlet should have a functional equipment grounding conductor installed by qualified electrical contractor.* *Hallway bath.* *12.2. Failed. The GFCI at this location failed to operate as intended. Recommend further evaluation by a qualified licensed electrical contractor and repairs made as necessary.* *Right rear bathroom would not reset.*
Plumbing		
Page 28 Item: 3	Plumbing Fixtures	*3.3. Toilet loose at floor. The toilet In this bathroom, the toilet was loose at the floor. Recommend further evaluation by a qualified plumbing contractor and repaired.* *Master bath.* *3.4. Leaking fixtures. The listed fixtures leaked at time of inspection. Recommend further evaluation by a qualified licensed contractor and repair as necessary.* *Kitchen sink faucet.*
Page 29 Item: 4	Hot Water Systems	*4.2. Natural gas pipe connected to water heater should be rerouted so the laundry entry door does not contact the pipe when open, See picture.*

Structural Components and Foundations		
Page 35 Item: 2	Floor Structure	*2.3. Joist damage. One or more floor joist was damaged at time of inspection. Recommend further evaluation by a qualified licensed contractor and repair as necessary.* *One damaged joist noted during inspection, see picture.*
Exterior Components		
Page 49 Item: 1	Wall Cladding, Flashing and Trim	*1.2. Damage, brick veneer. The brick veneer had damage at time of inspection. Recommend repair by a qualified licensed contractor.* *Hole in veneer right front of home, may have been an electric outlet, see pictures.*
Interior Components		
Page 61 Item: 5	Interior Doors	*5.2. Binding/rubbing. The listed doors were binding when opening and closing at time of inspection.* *Hallway bath entry. Hall closet. Master bedroom. Master bath. Right rear bathroom. Right rear room entry and closet doors.*
Insulation and Ventilation		
Page 66 Item: 4	Kitchen, Bathroom and Laundry Venting Systems	*4.1. Bathroom vent damaged.* *The exhaust vent in this bathroom was damaged at time of inspection and needs repair.* *Right rear bathroom vent inoperable.* *4.2. Clothes dryer vent damaged. The clothes dryer vent at this location did not function as intended and needs repair.* *Recommend repair by a qualified licensed contractor.* *Missing flapper valve, see pictures.*

Not Inspected - None Present		
Electrical		
Page 24 Item: 14	Single Strand Aluminum Wiring	***14.1. Not Inspected - None Present***
Plumbing		
Page 30 Item: 6	Sump Pump	***6.1. Not Inspected - None Present***
Roof		
Page 47 Item: 5	Skylights	***5.1. Not Inspected - None Present***
Exterior Components		
Page 53 Item: 4	Garage Vehicle Door	***4.1. Not Inspected - None Present***
Page 54 Item: 6	Decks	***6.1. Not Inspected - None present***
Page 55 Item: 9	Guardrails	***9.1. Not Inspected - None present***
Page 55 Item: 10	Handrails	***10.1. Not Inspected - None present***
Page 58 Item: 15	Balcony	***15.1. Not Inspected - None Present***
Page 58 Item: 16	Retaining Walls	***16.1. Not Inspected - None Present***

Page 58 Item: 17	Areaways	***17.1. Not Inspected - None Present***
Page 58 Item: 18	Stoops	***18.1. Not Inspected - None Present***
Interior Components		
Page 62 Item: 7	Handrail	***7.1. Not Inspected - None present***
Page 62 Item: 8	Guardrail	***8.1. Not Inspected - None present***
Page 63 Item: 10	Fire Door	***10.1. Not Inspected - None present***
Page 63 Item: 11	Balconies	***11.1. Not Inspected - None Present***
Insulation and Ventilation		
Page 67 Item: 5	Attic Vent Fan	***5.1. Not Inspected - None Present***
Built-in Kitchen Appliances.		
Page 69 Item: 4	Other Built In Appliances	***4.1. Not Inspected - None Present***