



ACE HOME INSPECTION

INSPECT EVERY INCH

INSPECTION REPORT
124 Main Street
Knoxville Tennessee 37918

INSPECTED BY
Dave Ellis,
License No. 2885
Ace Home
Inspection

INSPECTION DATE
📅 3/6/2024
🕒 12:30 PM

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General Info

Property Address 124 Main Street Knoxville Tennessee 37918	Date of Inspection 3/6/2024	Report ID 041889D
Customer(s) Amber Canoe	Time of Inspection 12:30 PM	Real Estate Agent Matthew Allen Matthew Allen & Associates

Inspection Details

In Attendance: Seller only	Type of building: Single Family (2 story)	Approximate age of building: 1970 (54 years)
Temperature: Approximately 85 degrees	Weather: Cloudy	Ground/Soil surface condition: Damp
Rain in last 3 days: Yes	Radon Test: No	

Comment Key & Definitions

Comment Key or Definitions

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

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

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

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

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

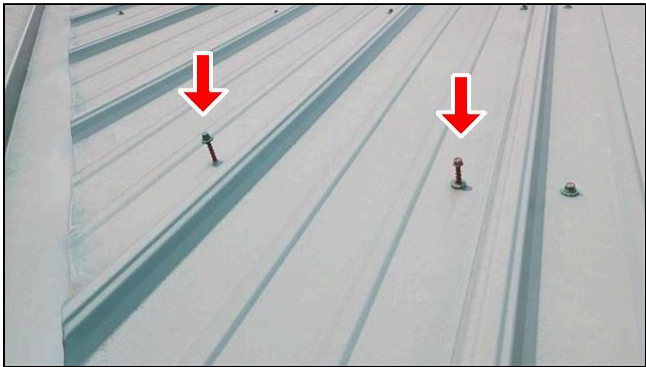
1. Roofing

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

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	Roof Covering: Metal
1.1	Flashings	•			•	Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•			•	from: Ground Ladder Binoculars Extra Info : Drone
1.3	Roof Drainage Systems	•				Sky Light(s): None
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Chimney (exterior): N/A

Comments:

1.0 (1) Loose screws and minor separation was located in various areas which can allow water intrusion. Further evaluation and repair by a licensed roofer is recommended.



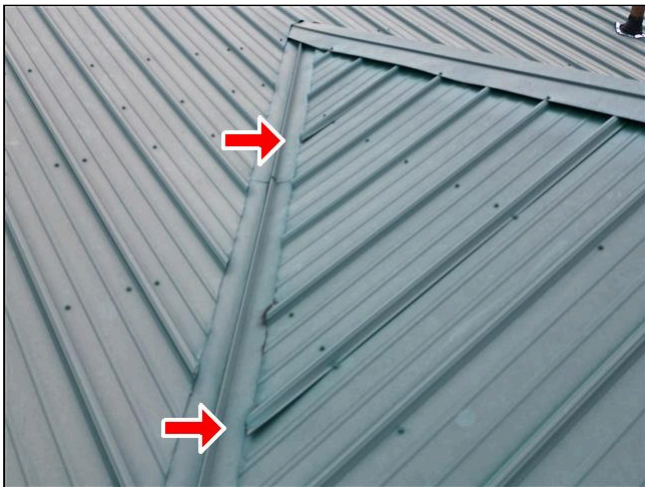
1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



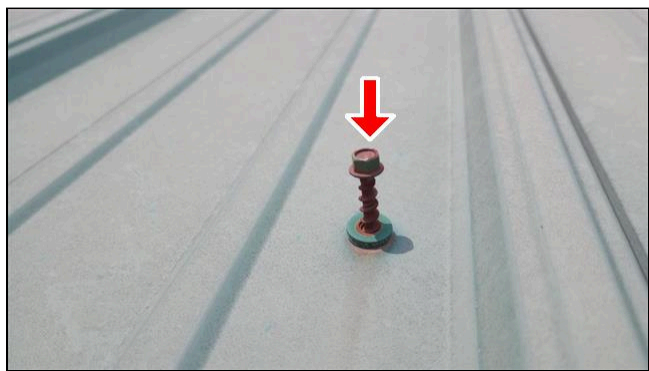
1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

(2) Rust was located on some of the screws which can facilitate deterioration and allow leaks. Replacing these screws as desired by a licensed roofer is recommended per regular maintenance. Also see previous

item.



1.0 Item 5 (Picture)

(3) Due to the metal surface, the roof was viewed from the ground using binoculars, eaves and aerial drone, and some areas were not fully visible. Further evaluation as desired by a licensed roofing company who can safely access the roof is recommended.



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



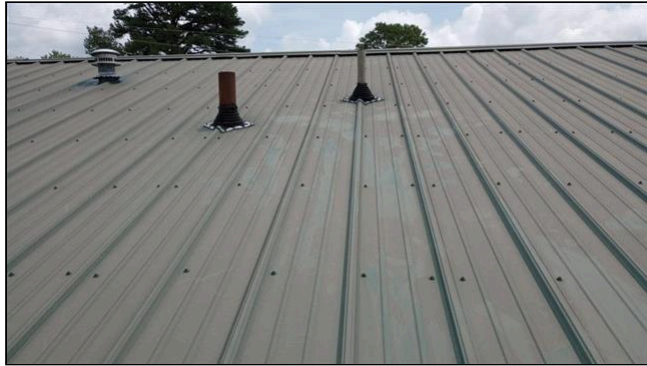
1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



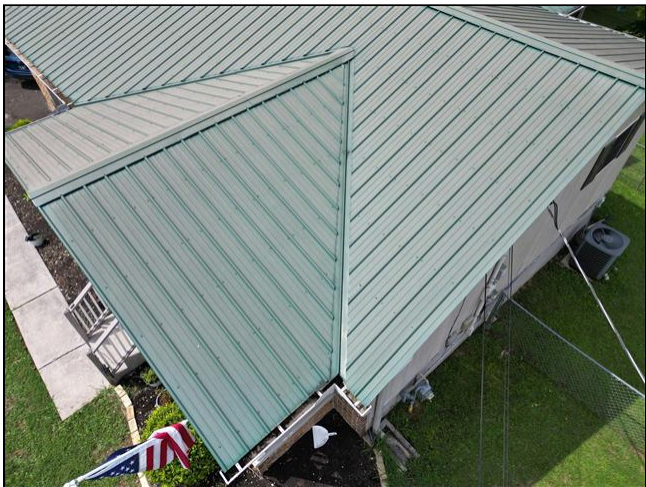
1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



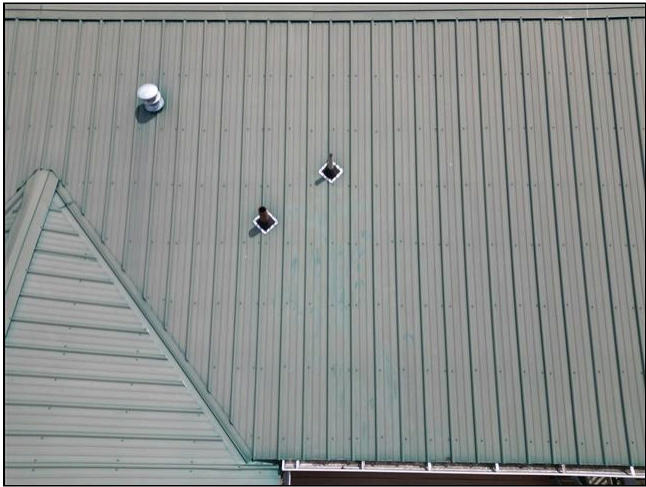
1.0 Item 17 (Picture)



1.0 Item 18 (Picture)



1.0 Item 19 (Picture)



1.0 Item 20 (Picture)



1.0 Item 21 (Picture)



1.0 Item 22 (Picture)



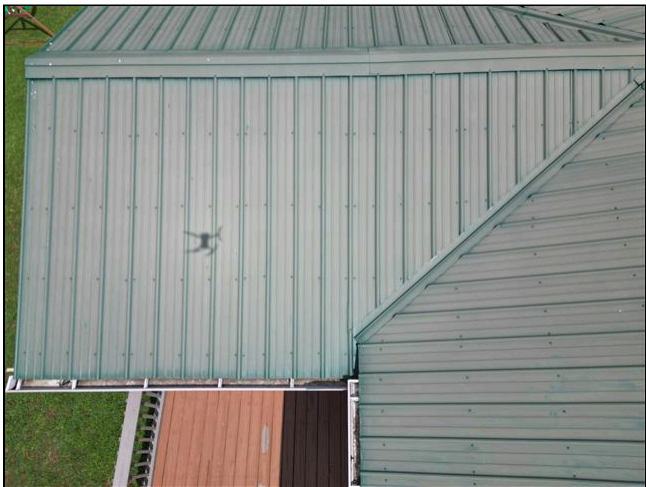
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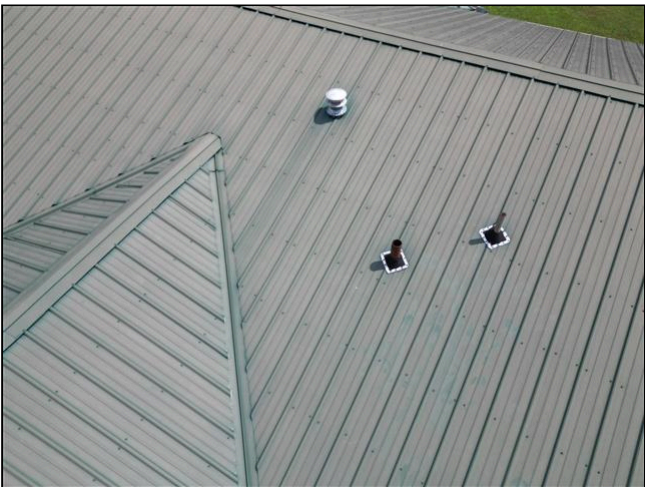
1.0 Item 24 (Picture)



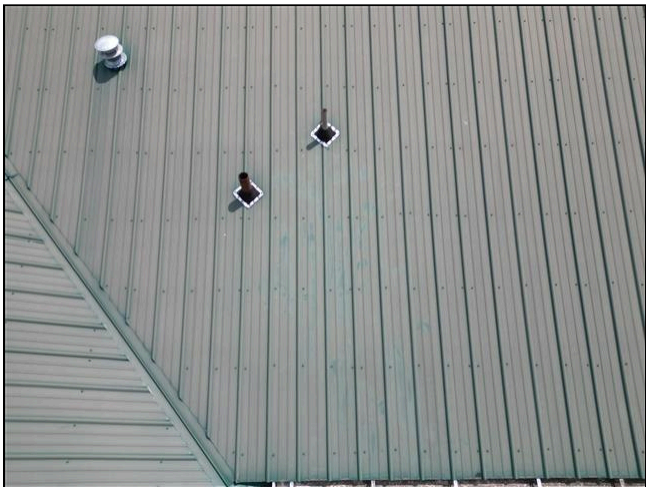
1.0 Item 25 (Picture)



1.0 Item 26 (Picture)



1.0 Item 27 (Picture)



1.0 Item 28 (Picture)

(4) Sealant is being used in various areas which has a tendency to fail. Continued monitoring of these areas and below for any changes is recommended.



1.0 Item 29 (Picture)



1.0 Item 30 (Picture)



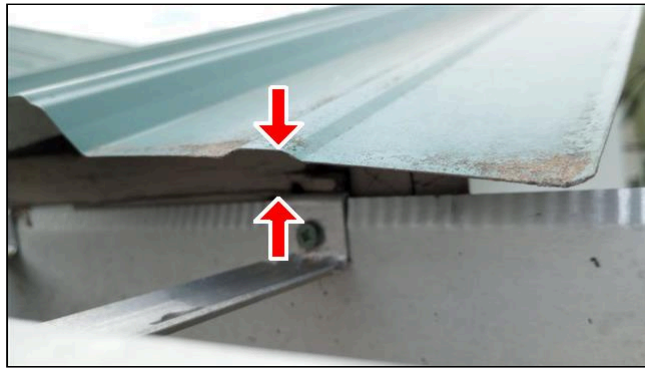
1.0 Item 31 (Picture)

1.1 (1) Drip edge flashing is missing at the eaves which may allow water penetration and contribute to

deterioration. Correction by a qualified person is recommended.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

(2) Installation of kick out flashing as desired by a licensed roofer is recommended for improved drainage into the gutters.



1.1 Item 3 (Picture)



1.1 Item 4 (Picture)

1.2 Failed seals were located at some of the roof penetrations which may allow water intrusion. Repair as needed by a licensed roofer is recommended.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)

1.3 (1) Cleaning the gutters and drainage system is recommended per regular maintenance for improved

drainage and to prevent damage to the eaves.



1.3 Item 1 (Picture)

(2) Installation of downspouts extensions as desired where none currently exist and or reattachment/repair where needed is recommended for improved drainage away from the house.



1.3 Item 2 (Picture)



1.3 Item 3 (Picture)

(3) Evidence of minor leaks were located at some of the gutter seams. Resealing as desired is recommended for improved drainage.



1.3 Item 4 (Picture)

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

2. Exterior



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

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•			•	Siding Style: Panel Brick
2.1	Doors (Exterior)	•				Siding Material: Composite board Brick veneer Extra Info : Painted Masonry Block
2.2	Windows	•			•	Exterior Entry Doors: Wood Fiberglass Hollow core w/glass Metal
2.3	Decks, Balconies, Stoeps, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•	Appurtenance: Deck with steps Porch Sidewalk
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	Driveway: Asphalt
2.5	Eaves, Soffits and Fascias	•			•	
2.6	Other	•				
2.7	Additional Buildings on Property		•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

2.0 (1) Front exterior overview.



2.0 Item 1 (Picture)

(2) Moisture damage is located to trim at the southern and rear exterior. Repair by a qualified person is recommended.



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



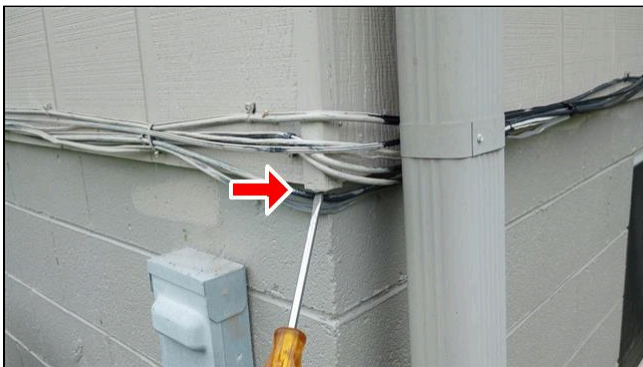
2.0 Item 5 (Picture)



2.0 Item 6 (Picture)

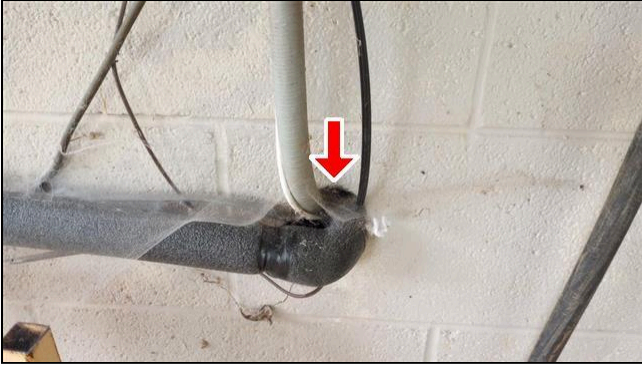


2.0 Item 7 (Picture)



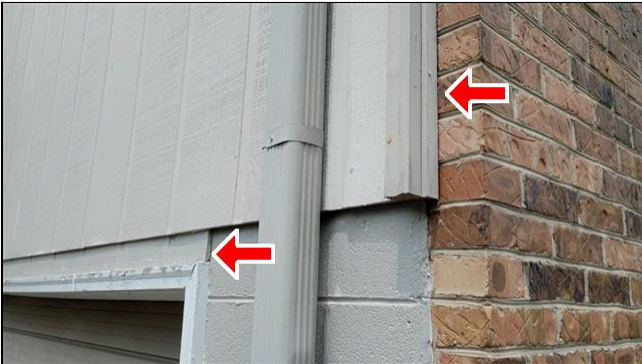
2.0 Item 8 (Picture)

(3) A gap is located in the annular space where the refrigerant lineset enters the building which may allow pest intrusion. Correction by a qualified person is recommended.

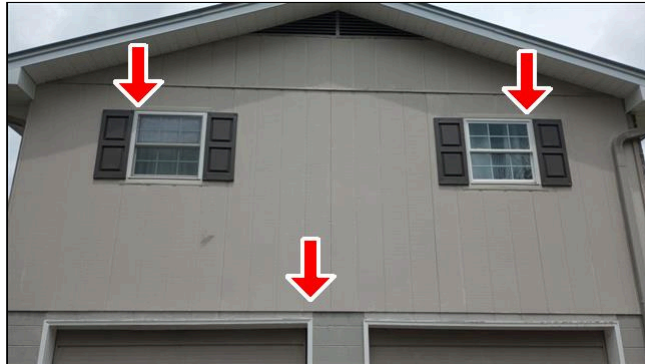


2.0 Item 9 (Picture)

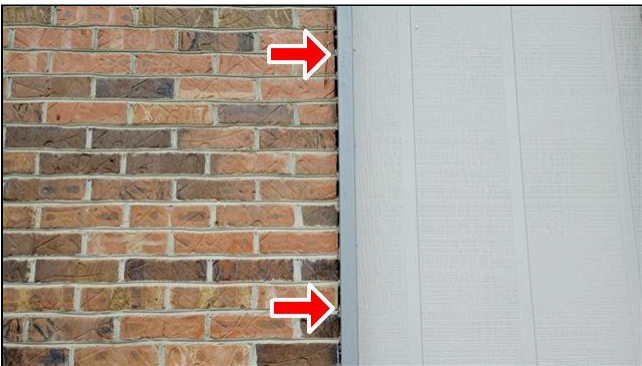
(4) Failed and missing seals were located to the siding, trim and building components around the exterior which may allow water penetration. Resealing these areas is recommended.



2.0 Item 10 (Picture)



2.0 Item 11 (Picture)



2.0 Item 12 (Picture)



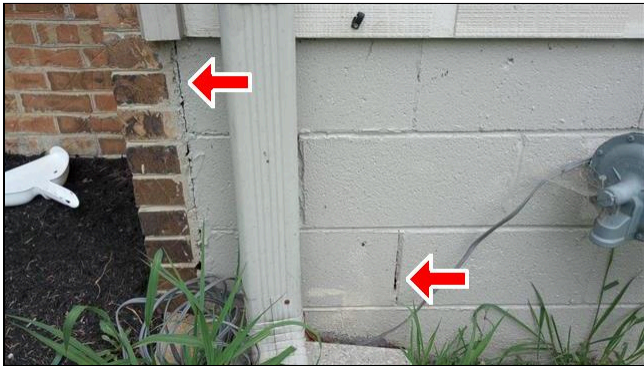
2.0 Item 13 (Picture)



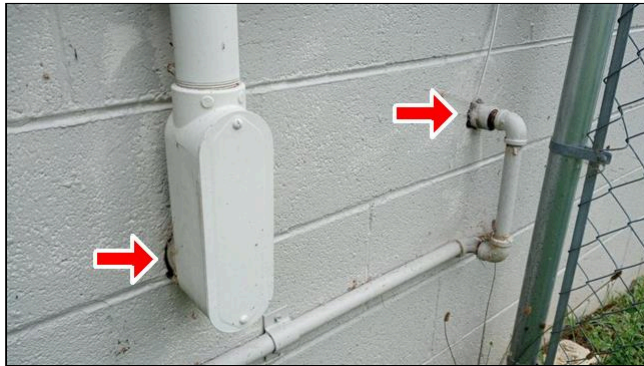
2.0 Item 14 (Picture)



2.0 Item 15 (Picture)



2.0 Item 16 (Picture)

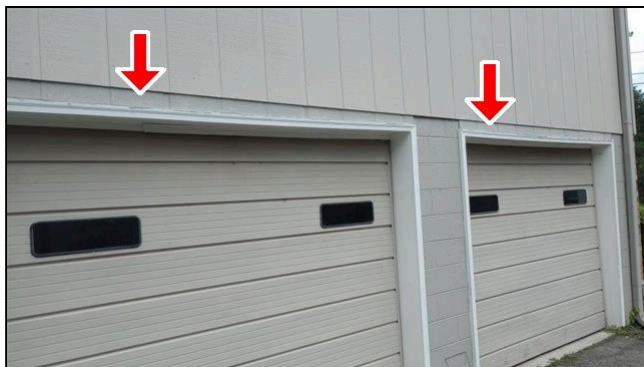


2.0 Item 17 (Picture)

(5) Failed and missing paint was located to building components around the exterior. Repainting as desired is recommended to prolong the lifespan of the building materials.



2.0 Item 18 (Picture)

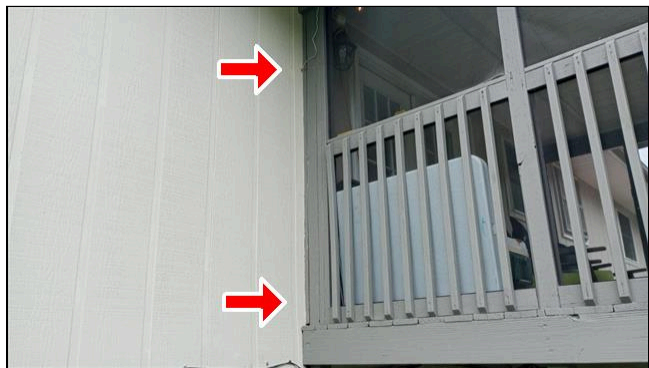


2.0 Item 19 (Picture)



2.0 Item 20 (Picture)

(6) Installation of flashing between the deck post and siding as desired by a qualified person is recommended to help prevent possible pest intrusion.

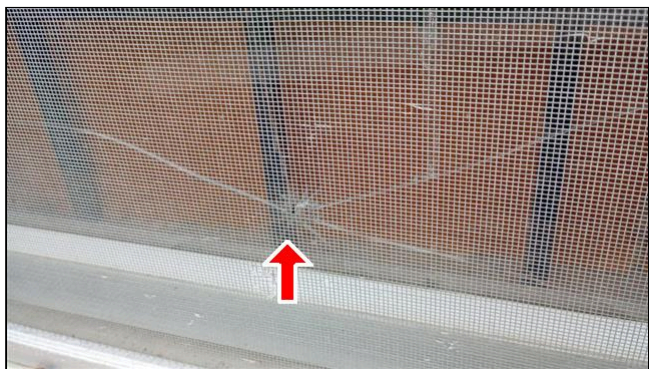


2.0 Item 21 (Picture)

2.2 (1) A broken window pane was located at the front exterior. Repair by a qualified person is recommended.

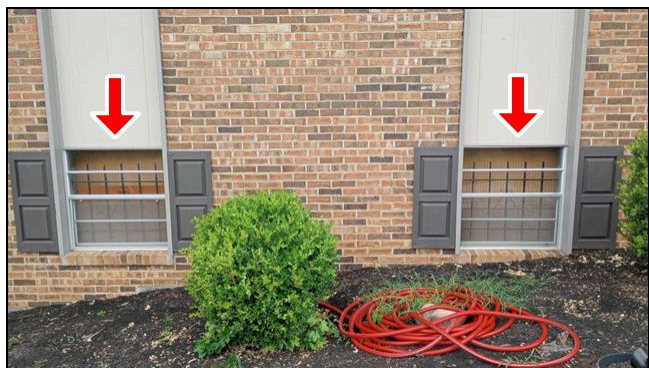


2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

(2) Windows at the lower level do not appear to have tempered safety glass. Replacement as desired by a window specialist is recommended for improved safety.



2.2 Item 3 (Picture)

(3) Windows at the southern and rear exterior appear to have a failed factory seal which can allow condensation buildup and haziness between the panes, and it is possible that other windows also exist in this condition that went undetected. Further evaluation and repair as desired by a qualified person is recommended.



2.2 Item 4 (Picture)



2.2 Item 5 (Picture)



2.2 Item 6 (Picture)

(4) Repair or replacement of any damaged or missing screens as desired is recommended to help prevent pest intrusion or further damage.

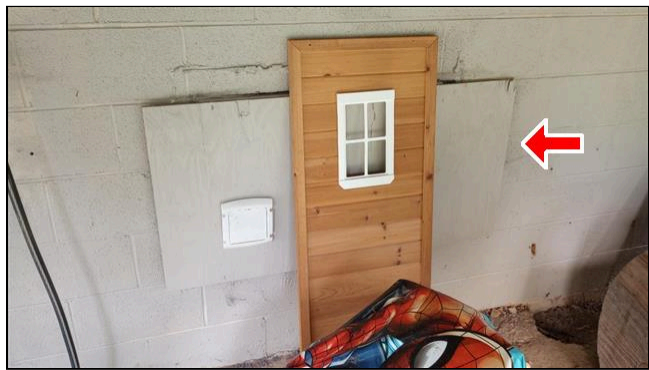


2.2 Item 7 (Picture)



2.2 Item 8 (Picture)

(5) A window at the rear exterior and garage appears to have been covered and or removed. This is for your information only.



2.2 Item 9 (Picture)

2.3 (1) Re-securing the loose handrails by a qualified person is recommended for improved safety.



2.3 Item 1 (Picture)

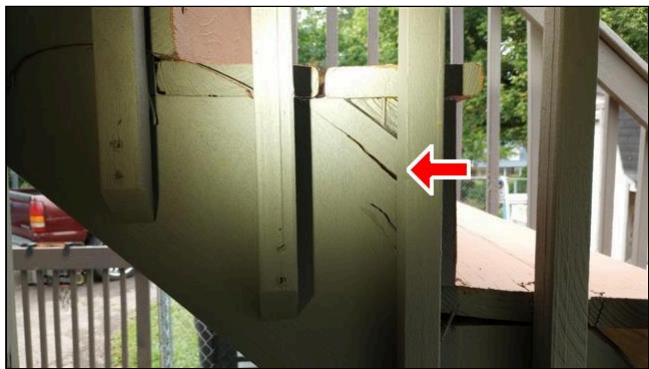


2.3 Item 2 (Picture)

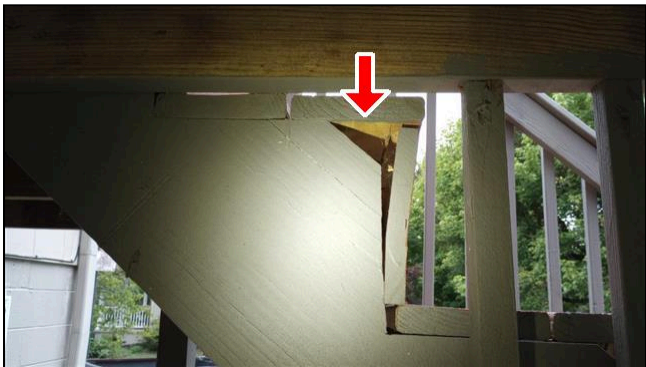
(2) General damage and loose components were located to the deck and stair structure. Further evaluation and repair as needed by a qualified person is recommended for improved safety.



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)



2.3 Item 7 (Picture)



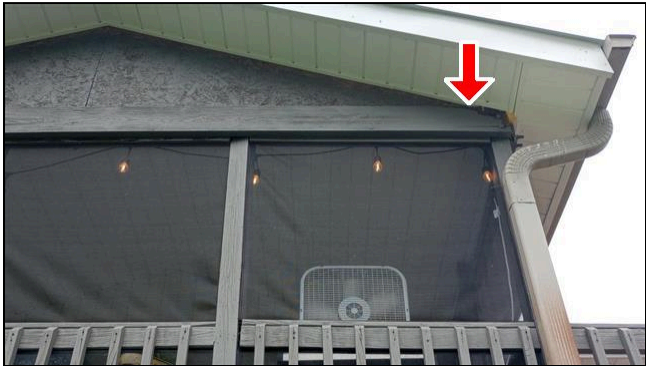
2.3 Item 8 (Picture)



2.3 Item 9 (Picture)



2.3 Item 10 (Picture)



2.3 Item 11 (Picture)

(3) Moisture damage is located to various deck components. Further evaluation and repair by a qualified person is recommended.



2.3 Item 12 (Picture)



2.3 Item 13 (Picture)



2.3 Item 14 (Picture)

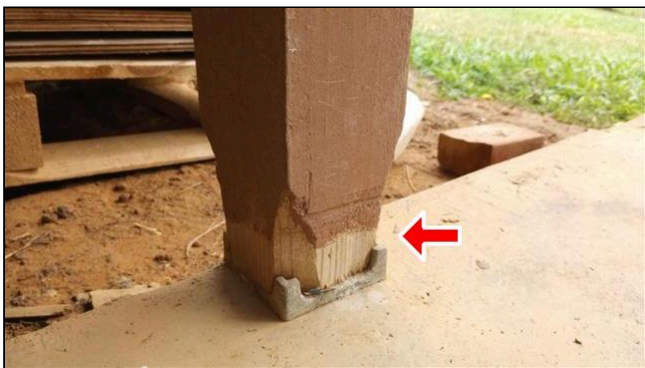


2.3 Item 15 (Picture)

(4) Posts at the rear deck do not appear to be properly fastened to their brackets. Repair by a qualified person is recommended to help prevent damage or movement.



2.3 Item 16 (Picture)



2.3 Item 17 (Picture)



2.3 Item 18 (Picture)

(5) Installation of joist hangers as desired where none currently exist by a qualified person is recommended for improved structural support.



2.3 Item 19 (Picture)

(6) Z-bar flashing was not located at the deck which can facilitate leaks, however this area was not fully visible due to the installed components. Further evaluation and repair as desired by a qualified person is recommended to ensure no leaks.



2.3 Item 20 (Picture)



2.3 Item 21 (Picture)

2.4 (1) Differences in elevation are located to the walkway(s) which is a tripping hazard. Repair as needed by a qualified person is recommended.



2.4 Item 1 (Picture)

(2) Minor cracks were located to the flatwork around the exterior. Resealing these areas as desired by a qualified person is recommended to prevent further damage.



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)

(3) Unable to determine if the grading and flatwork around the exterior sufficiently drains water away from the house during heavy rainfall. Recommend monitoring and making corrections as needed.



2.4 Item 5 (Picture)



2.4 Item 6 (Picture)



2.4 Item 7 (Picture)

(4) Removal of any cellulose debris and or dead vegetation adjacent to the home as desired is recommended to help deter wood destroying organisms.



2.4 Item 8 (Picture)

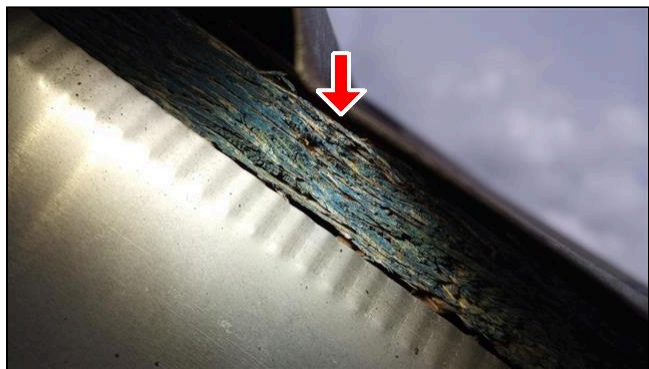
2.5 (1) Moisture damage is located to roof sheathing at the rear exterior and many areas were not visible. Further evaluation and repair by a qualified person is recommended.



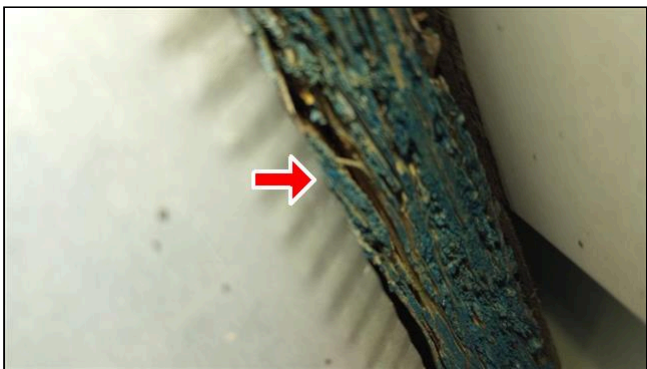
2.5 Item 1 (Picture)



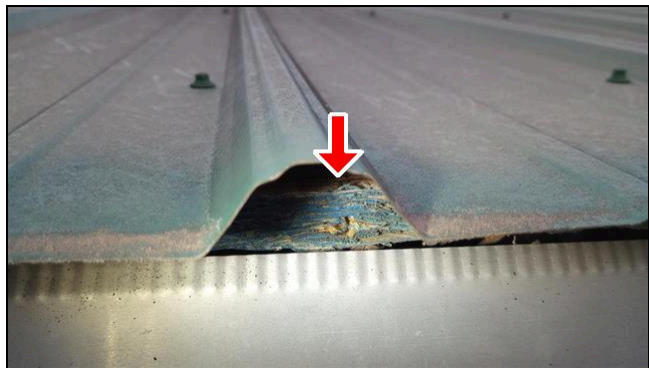
2.5 Item 2 (Picture)



2.5 Item 3 (Picture)



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)



2.5 Item 6 (Picture)

(2) Evidence of pest activity, possibly wasps and birds, was located in the rear soffit and garage. Careful removal of these nests as desired is recommended for improved safety.



2.5 Item 7 (Picture)

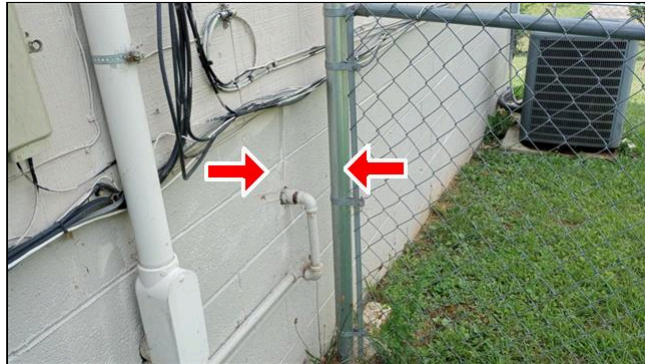


2.5 Item 8 (Picture)

2.6 General damage and gaps are located to the fence which may allow pets out. Repair as desired by a qualified person is recommended.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

2.7 I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or building(s). Our company makes no representation to the condition of these structures or building(s).



2.7 Item 1 (Picture)

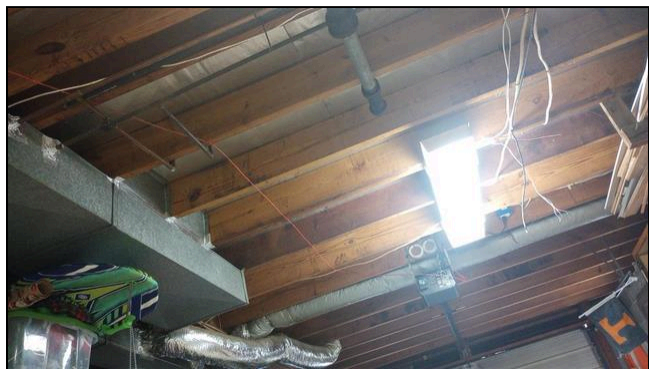
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

3. Garage

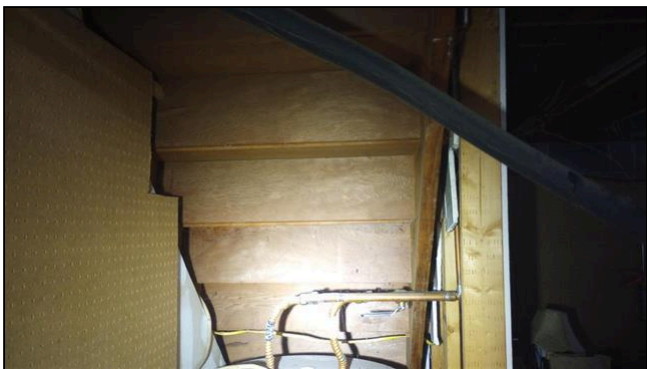
		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				Garage Door Type: Two automatic Tilt Up Garage Door Material: Light inserts Metal Auto-opener Manufacturer: Craftsman
3.1	Garage Walls (including Firewall Separation)	•			•	
3.2	Garage Floor	•				
3.3	Garage Door (s)	•			•	
3.4	Occupant Door (from garage to inside of home)	•			•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•	•		•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

3.1 (1) Gaps (exposed floor structure) were located to the fire separation wall/ceiling between the garage and dwelling. Repair by a qualified person is recommended for improved fire protection.

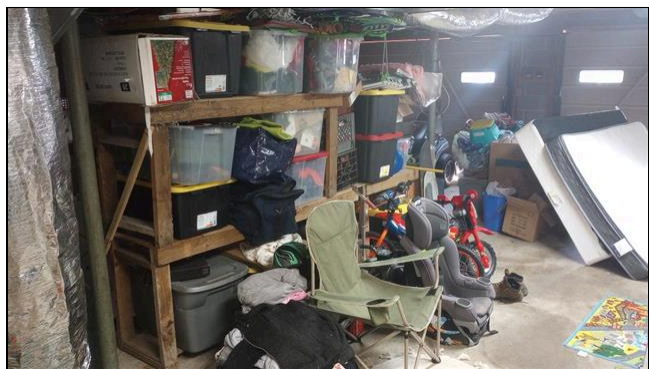


3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

(2) Portions of the garage were not visible due to the occupant's belongings.



3.1 Item 3 (Picture)

(3) Minor damage was located to the garage walls and ceiling. Repair as desired by a qualified person is recommended.

3.3 (1) Moisture damage is located to the garage door / casing. Repair by a qualified person is recommended.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)

(2) Gaps are located at the garage door(s) which may allow water and pest intrusion. Correction is recommended.



3.3 Item 4 (Picture)

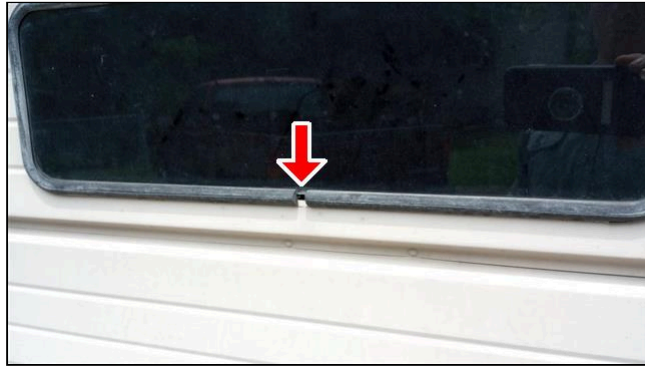


3.3 Item 5 (Picture)

(3) Minor imperfections and rust were located to the garage doors. Repair as desired by a qualified person is recommended.



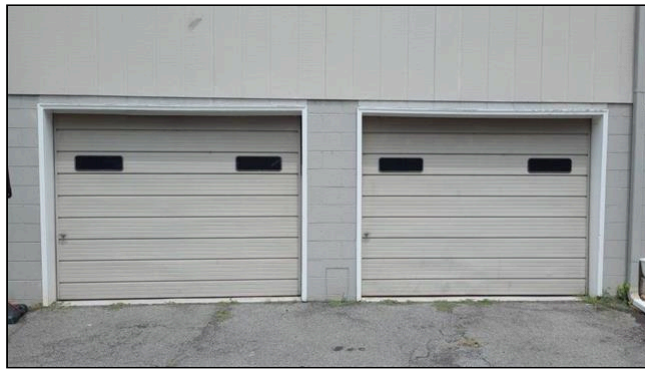
3.3 Item 6 (Picture)



3.3 Item 7 (Picture)



3.3 Item 8 (Picture)



3.3 Item 9 (Picture)

(4) One of the window panes at the side garage door is missing and has been replaced with a non-conforming item. Repair by a qualified person is recommended.



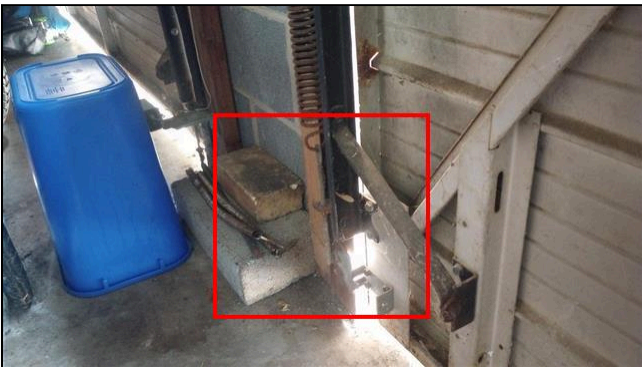
3.3 Item 10 (Picture)

3.4 The door between the garage and dwelling does not close without manual assistance. Installation of a self-closing hinge(s) is recommended for improved fire protection.



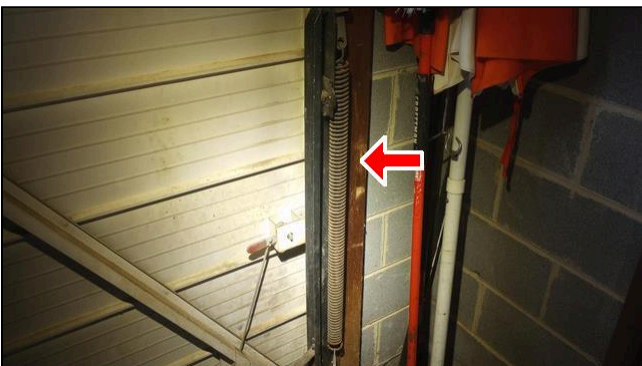
3.4 Item 1 (Picture)

3.5 (1) The garage door does not have safety reverse sensors and did not reverse when pressure was manually applied. Installation of sensors and or readjustment of the door opener is recommended for improved safety.



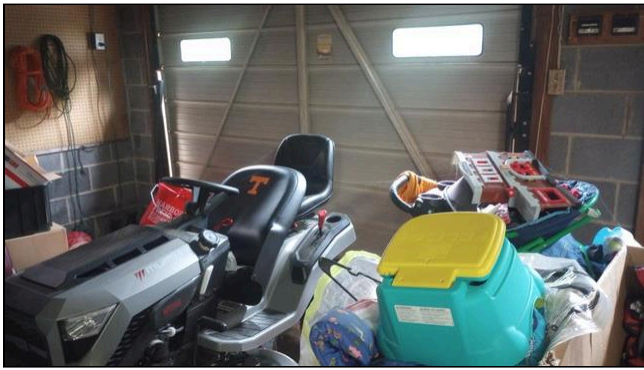
3.5 Item 1 (Picture)

(2) Installation of a safety cable at the garage door springs as desired by a qualified person is recommended for improved safety.



3.5 Item 2 (Picture)

(3) The front garage door was not tested due to the occupant's belongings.



3.5 Item 3 (Picture)

4. Interiors

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

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Drywall
4.1	Walls	•				Wall Material: Drywall
4.2	Floors	•				Floor Covering(s): Area rug Carpet Laminated T&G
4.3	Steps, Stairways, Balconies and Railings	•				Interior Doors: Hollow core Wood
4.4	Counters and Cabinets (representative number)	•				Window Types: Double-hung Single-hung Single pane Dual Pane Vinyl Metal Fixed
4.5	Doors (representative number)	•			•	Window Manufacturer: UNKNOWN PELLA
4.6	Windows (representative number)	•				Cabinetry: Wood Melamine Countertop: Laminate

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

Comments:

4.0 Minor staining was located to the ceiling in the first guest bedroom which indicates a possible or previous leak, however no current moisture was detected when tested. Cleaning and further monitoring for any changes is recommended.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)

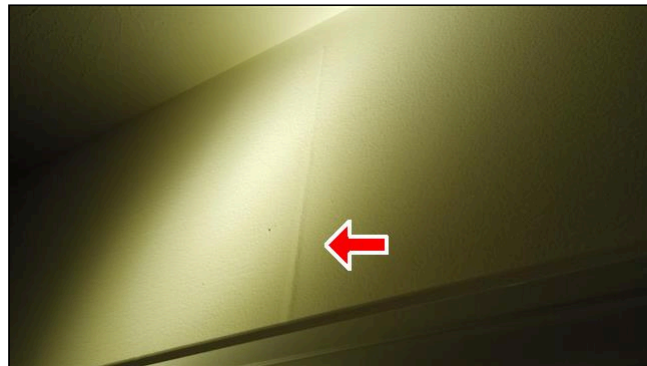


4.0 Item 3 (Picture)

4.1 (1) Minor damage and imperfections were located to the walls and ceiling throughout the interior. Repair as desired by a qualified person and continued monitoring for any changes is recommended.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

(2) Failed seals were located to the shower walls which can allow water penetration. Resealing these areas is recommended.

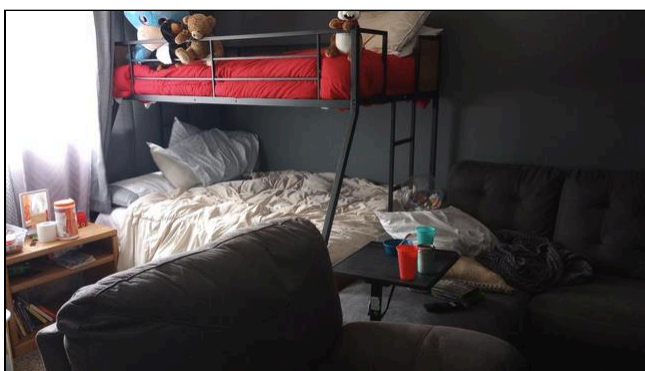


4.1 Item 4 (Picture)

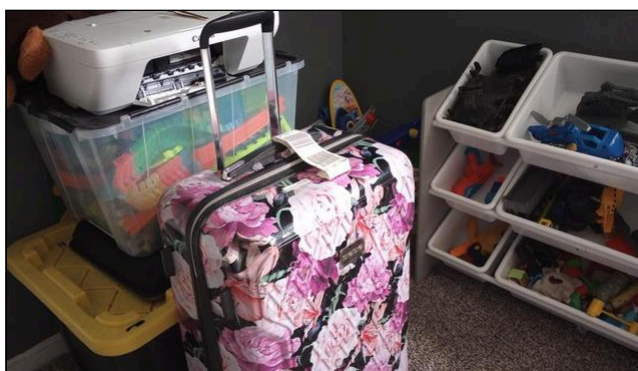


4.1 Item 5 (Picture)

(3) Portions of the interior were not visible and inaccessible due to the occupant's belongings.



4.1 Item 6 (Picture)

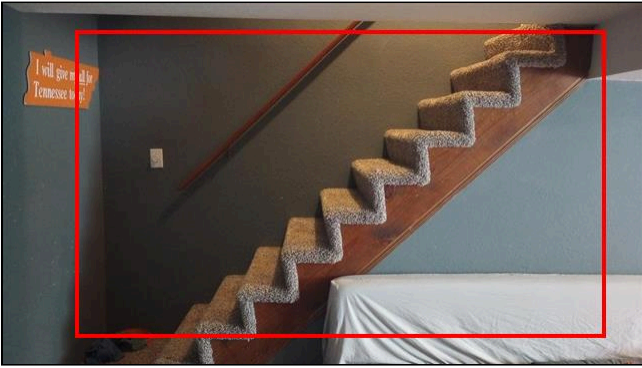


4.1 Item 7 (Picture)



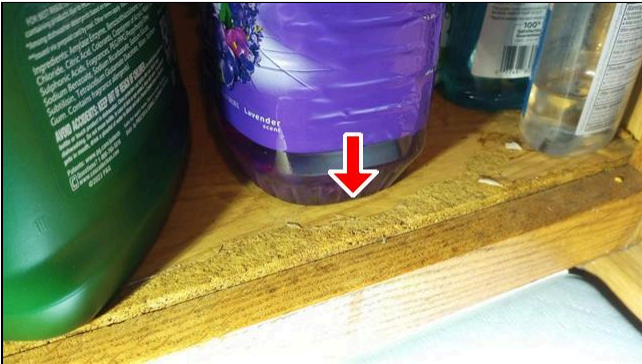
4.1 Item 8 (Picture)

4.3 Installation of a railing with balusters at the steps as desired is recommended for improved safety.



4.3 Item 1 (Picture)

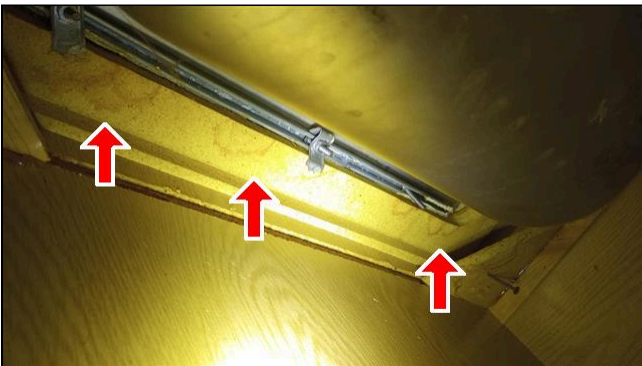
4.4 (1) Minor warping, staining and damage was located in the cabinet below the kitchen sink which indicates a possible / previous leak or spill, however no current moisture was detected when tested. Cleaning and further monitoring for any changes is recommended.



4.4 Item 1 (Picture)



4.4 Item 2 (Picture)



4.4 Item 3 (Picture)

(2) Resealing the counters as needed is recommended to help prevent water penetration.



4.4 Item 4 (Picture)

4.5 (1) Installation of thumb-latch style locks wherever keyed interior locks are present is recommended to allow for proper emergency egress.



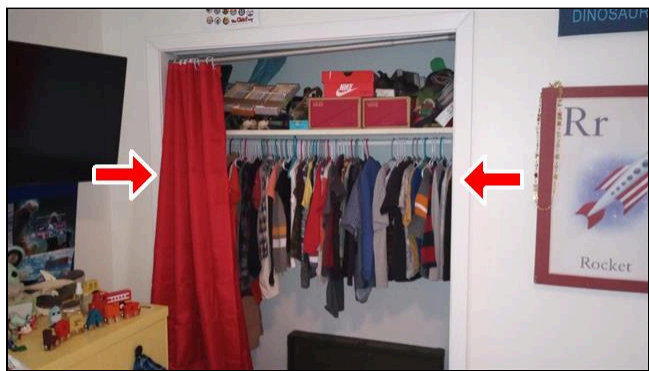
4.5 Item 1 (Picture)

(2) Readjustment of any doors that make contact with their frame/floor or do not latch as desired is recommended. Continued monitoring for any changes is also recommended, as sometimes this can indicate movement.



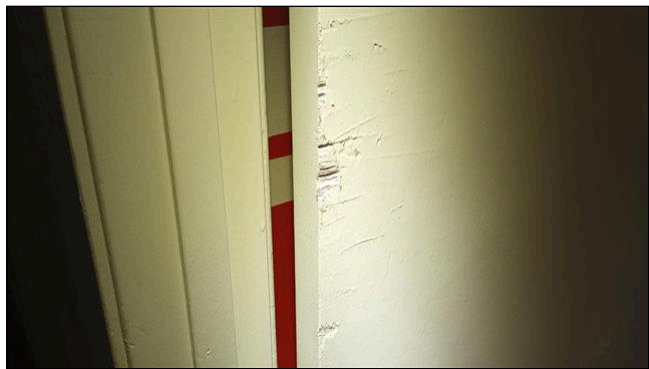
4.5 Item 2 (Picture)

(3) Replacement of any missing doors as desired is recommended.



4.5 Item 3 (Picture)

(4) Minor damage was located to some of the doors. Repair or replacement as desired by a qualified person is recommended.



4.5 Item 4 (Picture)

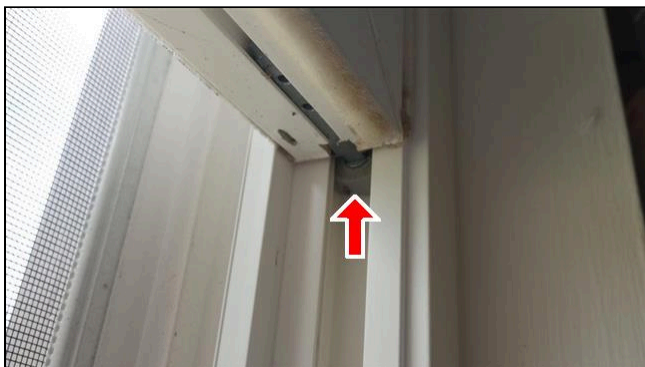
4.6 Windows in the guest bedrooms appear to have a sprung rod which may make operation difficult. Further evaluation and repair as desired by a qualified person is recommended.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)



4.6 Item 3 (Picture)

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

5. Structural Components

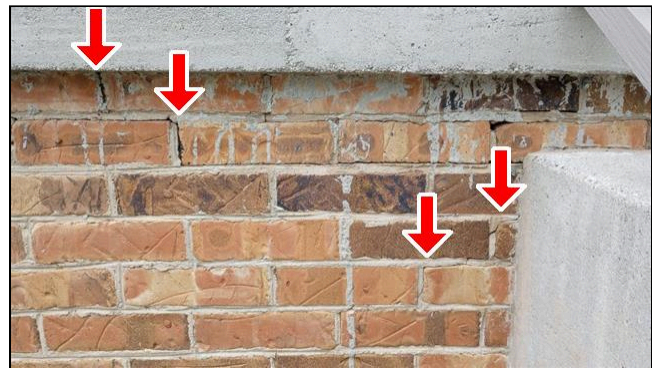
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe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

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Masonry block
5.1	Walls (Structural)	•				Floor Structure: Wood joists 6" or better Wood beams Not fully visible Plywood
5.2	Floors (Structural)	•			•	Wall Structure: 2 X 4 Wood Not Fully Visible
5.3	Ceilings (Structural)	•				Columns or Piers: Steel lally columns
5.4	Roof Structure and Attic		•			Ceiling Structure: Not fully visible Roof Structure: Not fully visible Roof-Type: Gable Method used to observe attic: Inaccessible Not fully visible Attic info: Attic hatch

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

Comments:

5.0 (1) Minor step cracking was located to the brick at the front exterior which indicates possible or previous movement. Resealing and continued monitoring for any changes is recommended.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

(2) Soil erosion was located below the rear patio and deck footing. Correction is recommended to help prevent future damage.

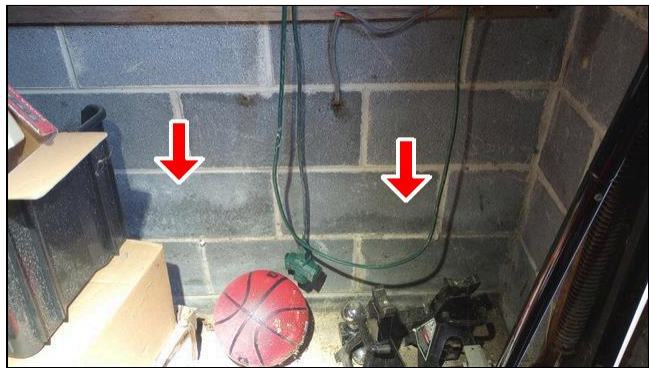


5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

(3) White efflorescence (powder substance) on the front foundation wall indicates that moisture is in contact with the masonry, and moisture was present. I recommend checking the gutters and downspout drain lines for proper operation and making sure all exterior soil slopes away from the house. A water proofing paint could be applied to the the concrete if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home, but, it should alert you to the possibility that future steps may be needed.



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)



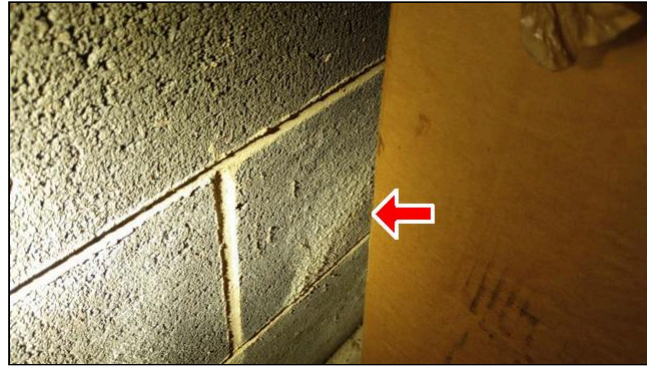
5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)



5.0 Item 10 (Picture)

5.1 A broken block was located to the structural wall located behind the washing machine (garage) which indicates possible or previous movement. Resealing and continued monitoring for any changes is recommended.



5.1 Item 1 (Picture)

5.2 (1) Light and dark-colored staining was located to the floor structure in various areas of the garage. Further evaluation and cleaning/removal if needed by a qualified person is recommended to prevent possible deterioration and possible mold growth.



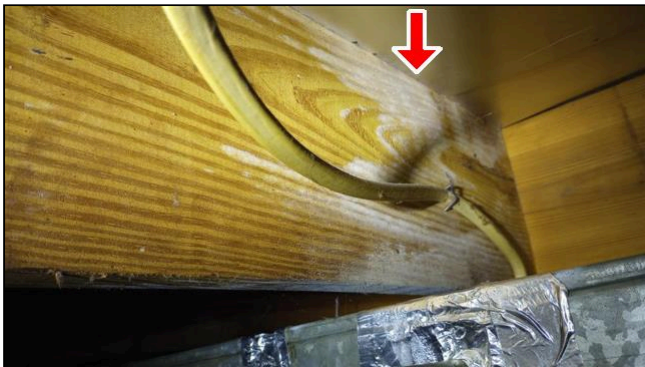
5.2 Item 1 (Picture)



5.2 Item 2 (Picture)



5.2 Item 3 (Picture)



5.2 Item 4 (Picture)



5.2 Item 5 (Picture)



5.2 Item 6 (Picture)

(2) Staining and moisture was located to the subfloor below the guest bathtub which indicates a possible leak. Further evaluation and repair as needed by a licensed plumber is recommended.



5.2 Item 7 (Picture)

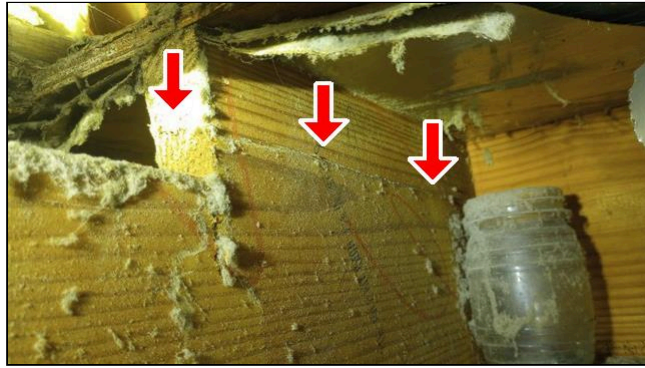


5.2 Item 8 (Picture)

(3) A broken floor joist was located adjacent to a notch below the guest bathroom. Further evaluation and repair as needed by a qualified carpenter is recommended to ensure proper structural support.



5.2 Item 9 (Picture)



5.2 Item 10 (Picture)

5.4 The attic was inaccessible due to the installed shelf and therefore the roof structure could not be evaluated. Further evaluation as desired by a qualified person is recommended.



5.4 Item 1 (Picture)

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

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

Comments:

6.0 (1) The sink in the master bedroom drained slowly when tested which indicates a possible clog in the drain line. Further evaluation and correction by a licensed plumber is recommended.



6.0 Item 1 (Picture)

(2) The toilet in the guest bathroom is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 2 (Picture)

(3) Replacement of any missing drain stops as desired is recommended.



6.0 Item 3 (Picture)



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)

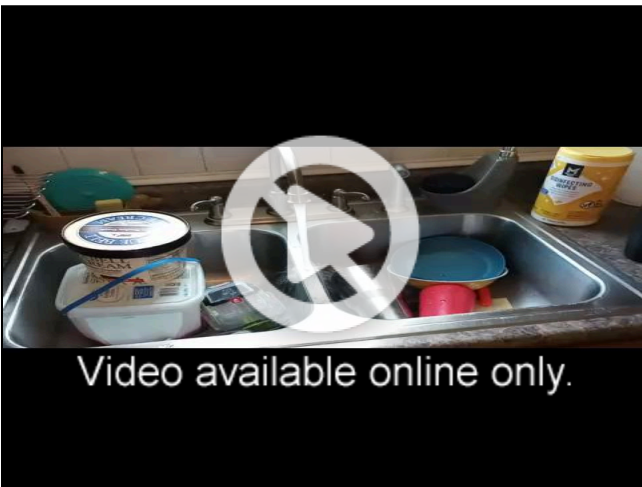
(4) No active leaks were detected to the plumbing drainage below the sinks. Continued monitoring of any staining for any changes is recommended. Also see 5.2 regarding a stain with moisture below the bathtub. Installation of rigid style drain lines as desired is also recommended for improved drainage.



6.0 Item 6 (Picture)



6.0 Item 7 (Picture)



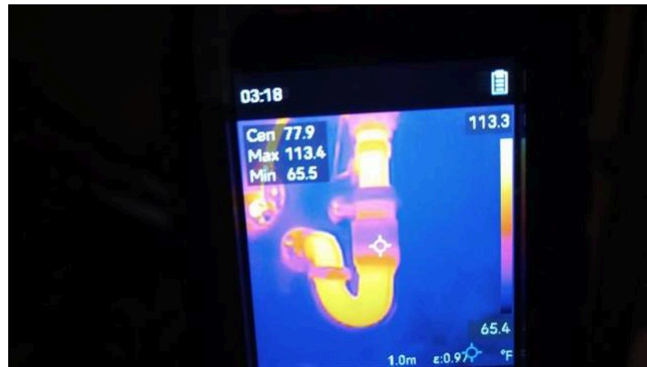
6.0 Item 8 (Video)



6.0 Item 9 (Picture)



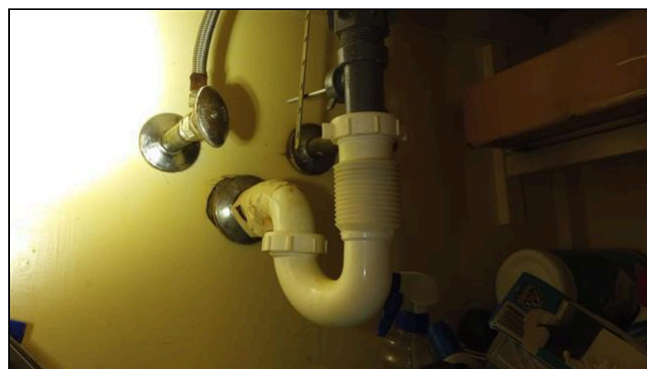
6.0 Item 10 (Video)



6.0 Item 11 (Picture)



6.0 Item 12 (Video)



6.0 Item 13 (Picture)

(5) A drain line below the guest bathroom sink has been taped for an unknown reason. Continued monitoring for any changes is recommended. This area was not fully visible.



6.0 Item 14 (Picture)

(6) No current leakage was detected in the crawlspace, however, minor rust and/or corrosion is present, along with some stains. The inside condition, thickness and life expectancy of the pipes cannot be evaluated. Recommend further evaluation by a licensed plumbing contractor if desired.



6.0 Item 15 (Picture)



6.0 Item 16 (Picture)



6.0 Item 17 (Picture)

(7) Recommend obtaining an underground sewer camera inspection as the condition of these pipes can not otherwise be evaluated.

6.1 (1) Staining and corrosion was located to a water supply line(s) at the garage which indicates a possible/previous leak, however no current moisture was detected when tested. Cleaning and continued monitoring for any changes is recommended.



6.1 Item 1 (Picture)



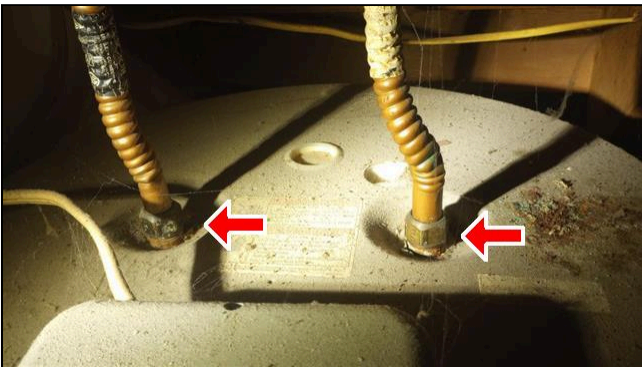
6.1 Item 2 (Picture)

(2) Re-securing any loose water supply lines as desired by a qualified person is recommended to help prevent leaks.



6.1 Item 3 (Picture)

(3) Dissimilar metals appear to be in contact at the water heater which can facilitate corrosion and leaks, and minor corrosion was located. Installation of dielectric unions as desired by a licensed plumber is recommended.



6.1 Item 4 (Picture)

6.2 (1) The TPR valve on water heater needs a 3/4" rigid pipe (not flex) to extend to the exterior and not run uphill for safety. (PVC must be rated for approved hot water use). I recommend repairs by a licensed plumbing contractor.

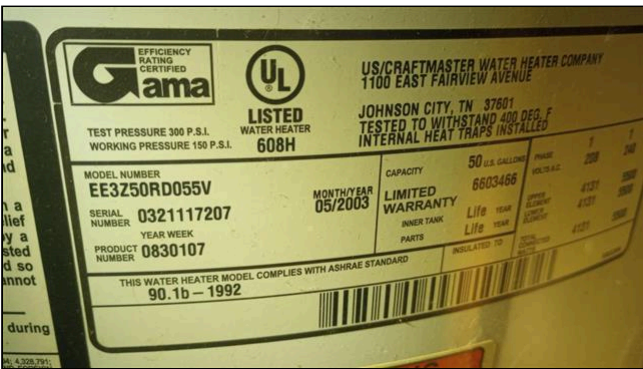


6.2 Item 1 (Picture)

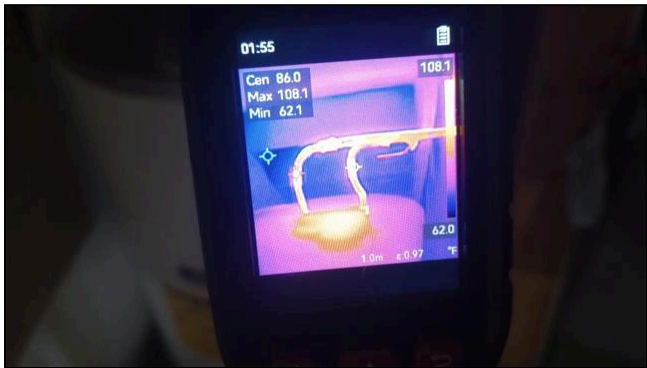
(2) The water heater is located in the garage and appears operational.



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)

6.3 The main water shut off appears to be the red knob at the front wall of the garage interior, however it was not accessible due to the occupants belongings (65 PSI tested at the front hose bib). A nearby water pressure regulator was also discovered - this is for your information only. Insulating any exposed water lines in the garage as desired is also recommended to help prevent freezing.



6.3 Item 1 (Picture)

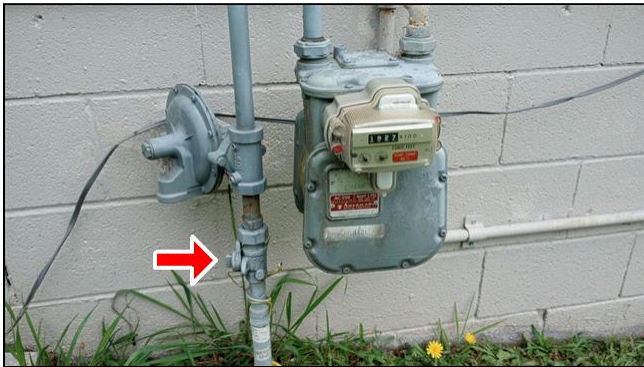


6.3 Item 2 (Picture)



6.3 Item 3 (Picture)

6.5 The main gas shutoff is located at the meter on the northern exterior.



6.5 Item 1 (Picture)

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

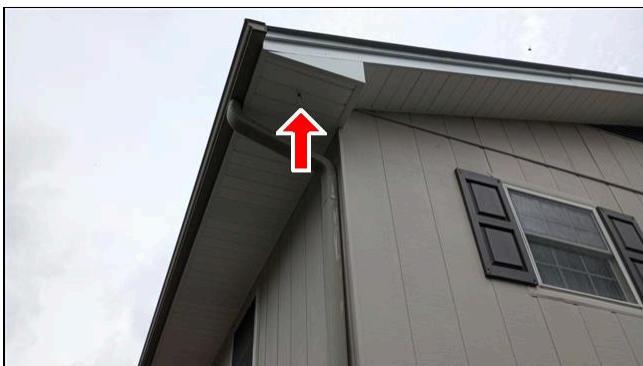
7. Electrical System

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

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service Panel capacity: 200 AMP Panel Type: Fuses Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex Style Conduit Not Fully Visible
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			•	
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.6	Location of Main and Distribution Panels	•			•	
7.7	Smoke Detectors	•			•	
7.8	Carbon Monoxide Detectors	•			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

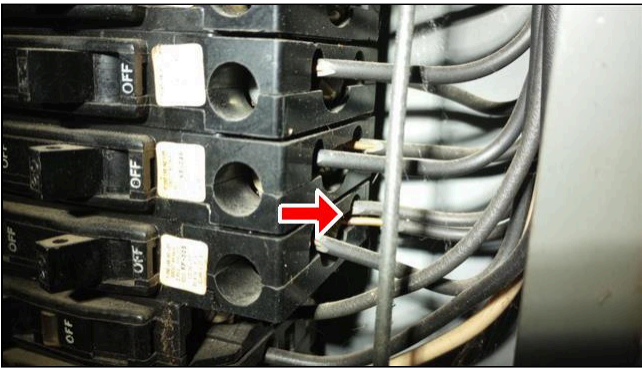
7.2 (1) Exposed wires were located at the rear soffit which is a possible shock and fire hazard, however they could not be tested for power due to the location. Further evaluation and repair as needed by a licensed electrician is recommended.



7.2 Item 1 (Picture)

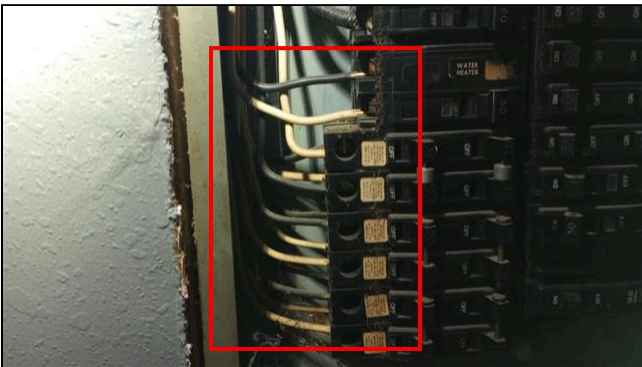
(2) A double-tapped breaker was located in the electrical panel which may loosen connections and cause

overheating. Further evaluation and repair by a licensed electrician is recommended.

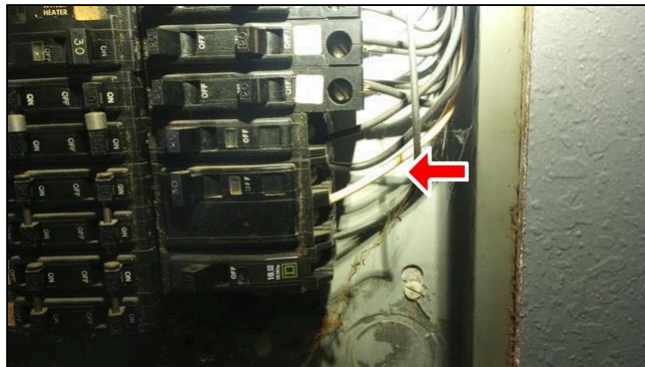


7.2 Item 2 (Picture)

(3) Unmarked white wires, which are normally reserved for neutral conductors, were located going to breakers. Sometimes (but not always) the electrician fails to re-identify the wires with black tape or a marker. Although this is not necessarily a hazardous condition further evaluation by a licensed electrician is recommended.

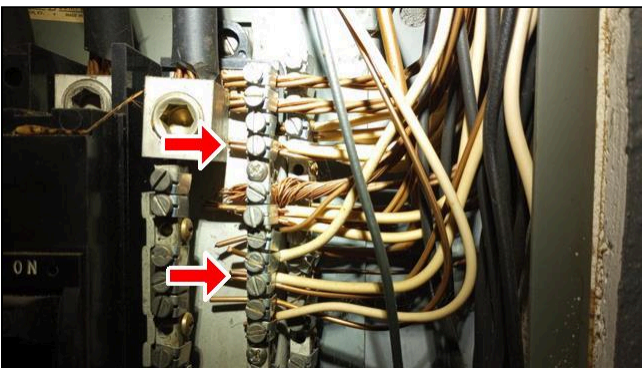


7.2 Item 3 (Picture)



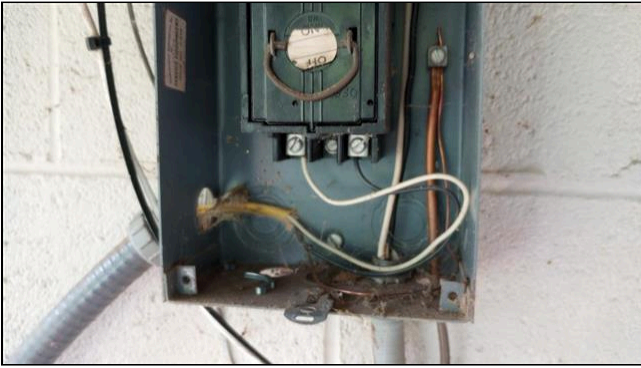
7.2 Item 4 (Picture)

(4) A double-tapped bus bar was located in the electrical panel which may loosen connections. Further evaluation and repair by a licensed electrician is recommended for improved safety.



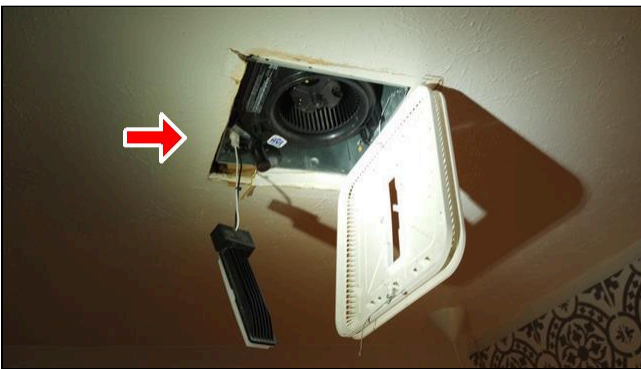
7.2 Item 5 (Picture)

(5) Also see 8.2 regarding improper fuse size at the HVAC disconnect.



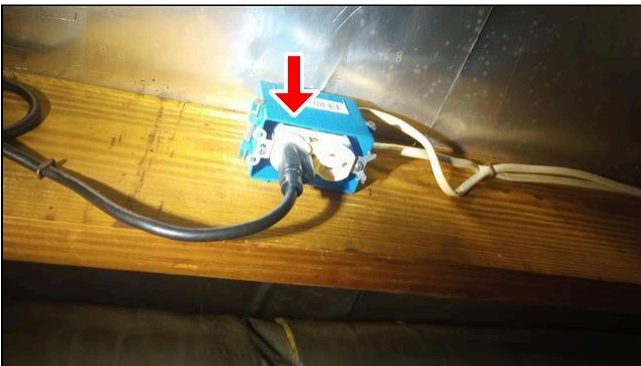
7.2 Item 6 (Picture)

7.3 (1) The bathroom light and vent fan was disconnected upon arrival and did not operate when using the adjacent switches. Further evaluation and repair as needed by a licensed electrician is recommended.

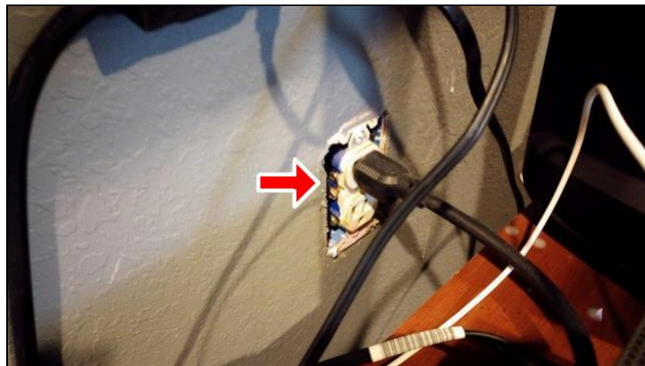


7.3 Item 1 (Picture)

(2) Repair or replacement of any damaged or missing cover plates is recommended for improved safety.



7.3 Item 2 (Picture)



7.3 Item 3 (Picture)

(3) Some light fixtures did not fully illuminate when tested. Bulb replacement is recommended before further evaluation is needed.

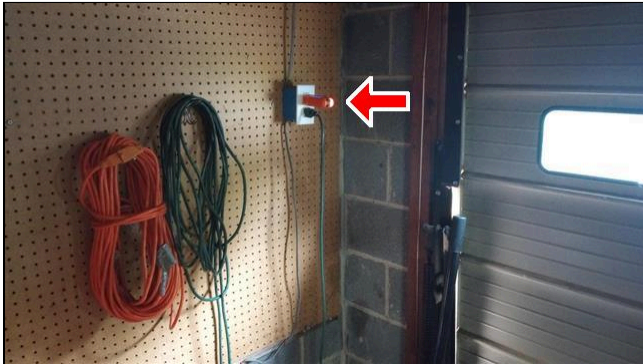


7.3 Item 4 (Picture)



7.3 Item 5 (Picture)

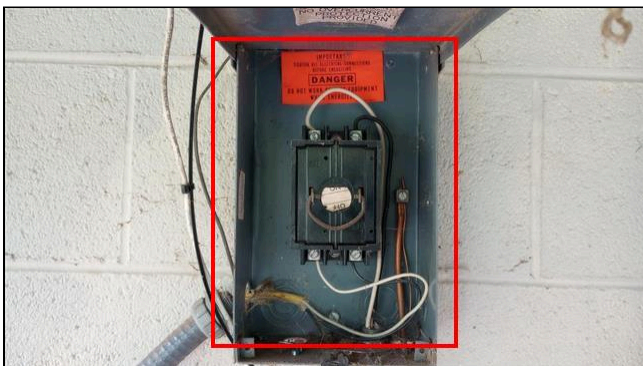
7.4 A receptacle at the garage has reverse polarity which is a shock hazard. Further evaluation and repair by a licensed electrician is recommended.



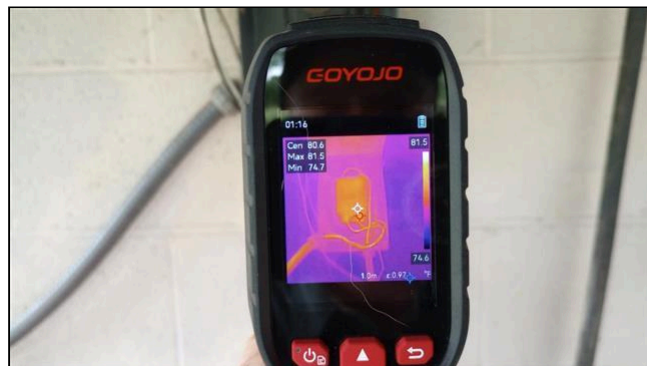
7.4 Item 1 (Picture)

7.5 Some receptacles were not tested for GFCI functionality due to no adjacent reset switch. Further evaluation as desired by a licensed electrician is recommended.

7.6 (1) A fused sub-panel was located at the rear exterior below the deck. Installation of knock-out filler plates and resealing the loose conduit by a licensed electrician is recommended for improved safety.



7.6 Item 1 (Picture)



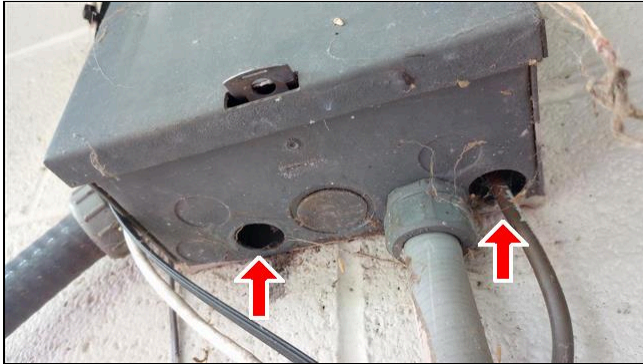
7.6 Item 2 (Picture)



7.6 Item 3 (Picture)

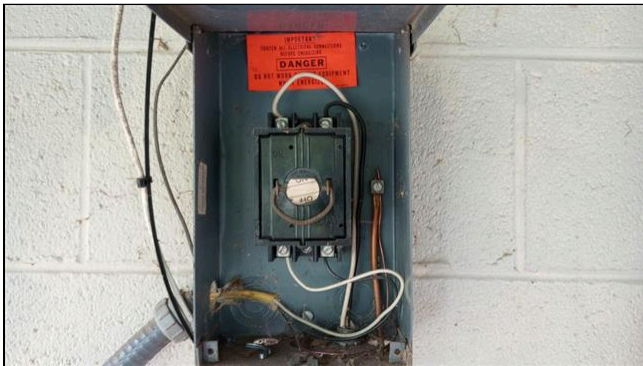


7.6 Item 4 (Picture)



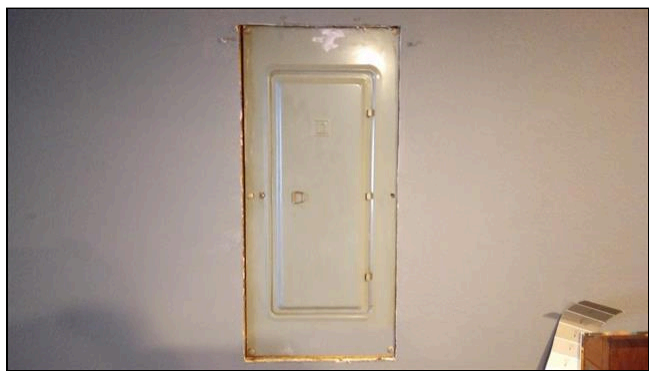
7.6 Item 5 (Picture)

(2) Installation of a dead front cover at the rear electrical panel is recommended for improved safety.



7.6 Item 6 (Picture)

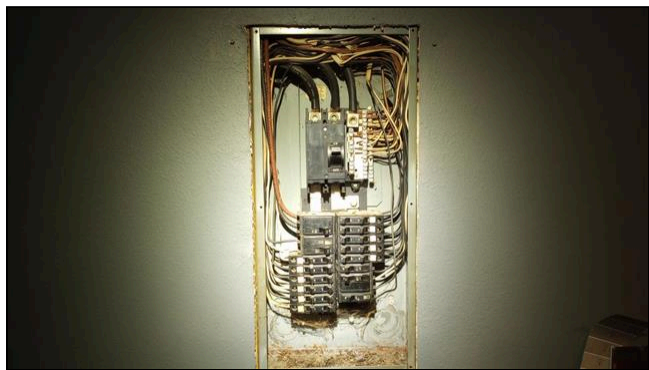
(3) The main electrical panel is located at the downstairs living space.



7.6 Item 7 (Picture)



7.6 Item 8 (Picture)



7.6 Item 9 (Picture)



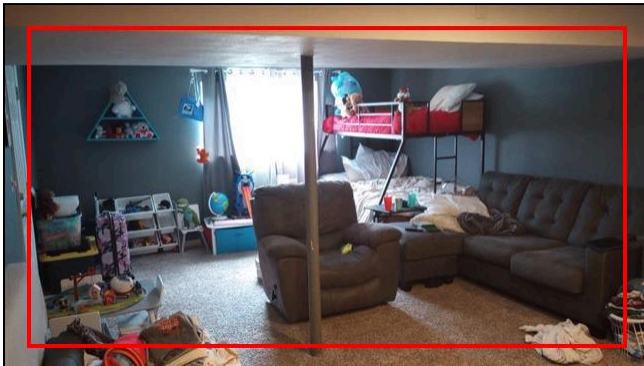
7.6 Item 10 (Picture)

(4) Labeling each breaker per room or appliance is recommended for improved safety.



7.6 Item 11 (Picture)

7.7 (1) A smoke alarm was not located downstairs. Recommend installing according to the manufacturer's instructions. Inquiring with the State Fire Marshall's office is also recommended to see about receiving a 'free' alarm (the State made me include that last part).



7.7 Item 1 (Picture)

(2) Battery replacement in all alarms is recommended upon obtaining occupancy.



7.7 Item 2 (Picture)



7.7 Item 3 (Picture)

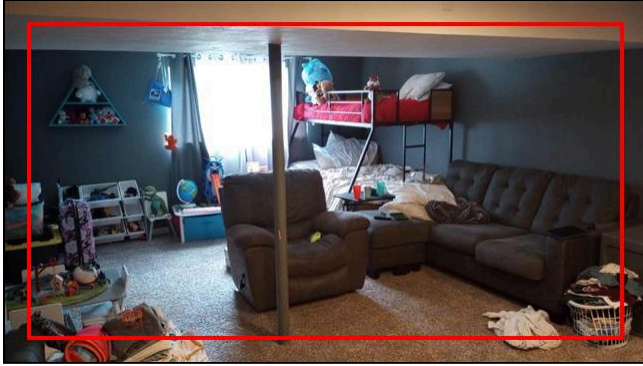


7.7 Item 4 (Picture)



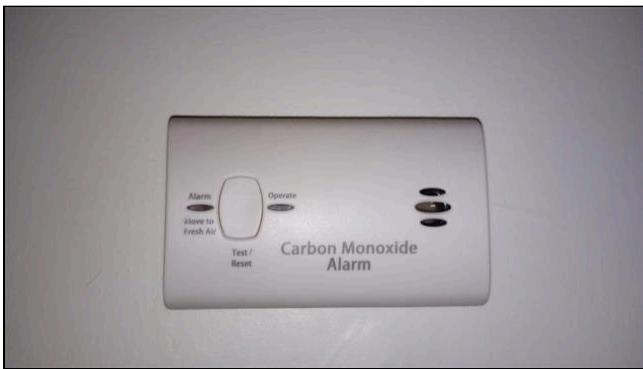
7.7 Item 5 (Picture)

7.8 (1) A carbon monoxide detector was not located downstairs. Recommend installing according to the manufacturer's instructions.



7.8 Item 1 (Picture)

(2) Battery replacement in all alarms is recommended upon obtaining occupancy.



7.8 Item 2 (Picture)

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

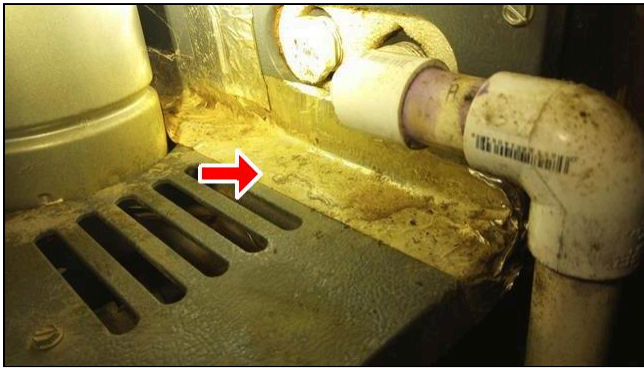
8. Heating / Central Air Conditioning

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

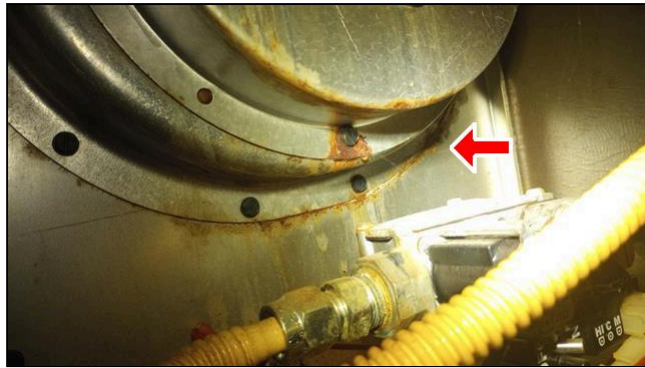
		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•			•	Heat Type: Forced Air
8.1	Normal Operating Controls	•				Energy Source: Gas
8.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	Number of Heat Systems (excluding wood): One
8.3	Presence of Installed Heat Source in Each Room	•				Heat System Brand: GOODMAN
8.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•	Ductwork: Partially insulated
8.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		Filter Type: Disposable
8.6	Cooling and Air Handler Equipment	•			•	Filter Size: 20x25
8.7	Normal Operating Controls	•				Types of Fireplaces: None
8.8	Presence of Installed Cooling Source in Each Room	•				Operable Fireplaces: None
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Number of Woodstoves: One
						Cooling Equipment Type: Air conditioner unit
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: GOODMAN
						Number of AC Only Units: One

Comments:

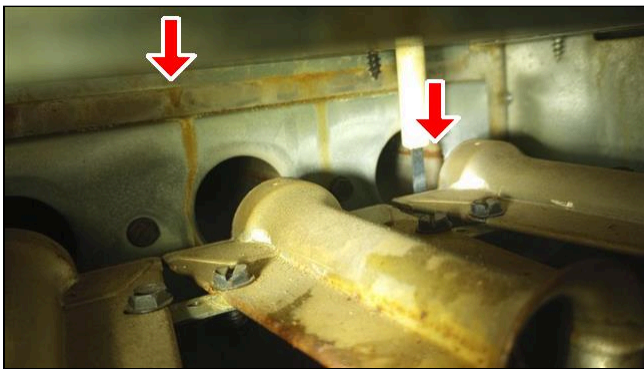
8.0 (1) Dripping water and minor rust was located on and in the furnace (including the burn chamber) which indicates a possible leak. Further evaluation, repair and regular servicing by a licensed HVAC technician is recommended.



8.0 Item 1 (Picture)

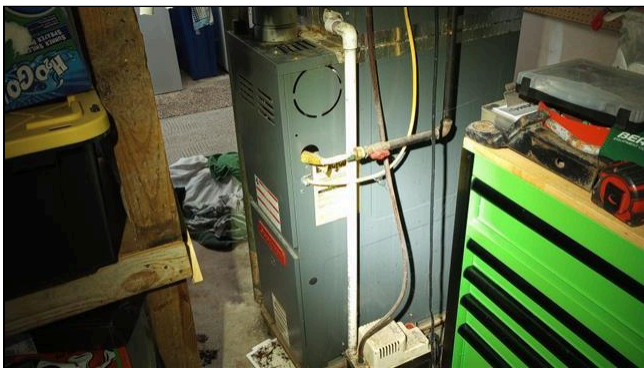


8.0 Item 2 (Picture)

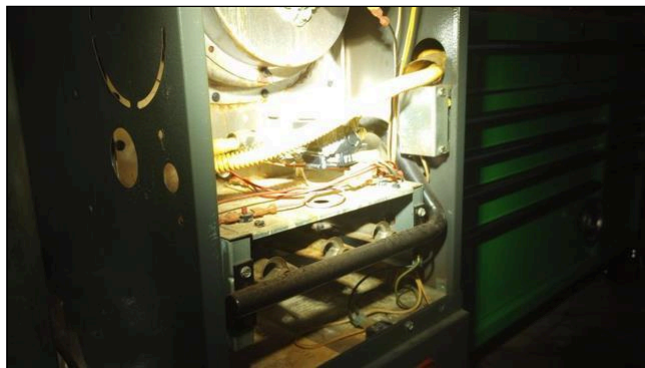


8.0 Item 3 (Picture)

(2) The furnace is located in the garage and appears operational. Providing proper clearance in front of the unit is recommended to allow for servicing as needed.



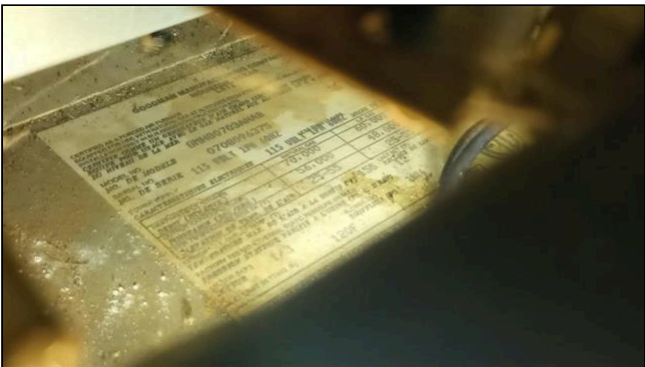
8.0 Item 4 (Picture)



8.0 Item 5 (Picture)

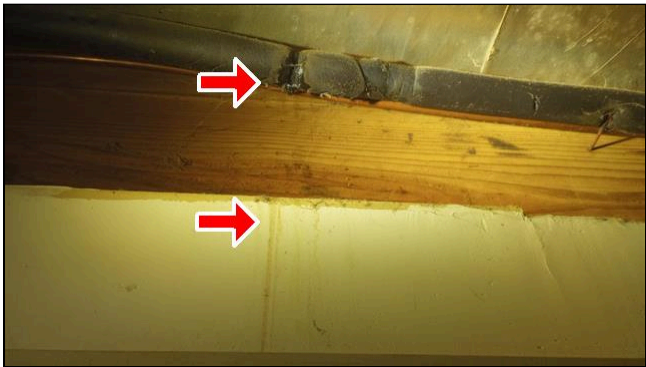


8.0 Item 6 (Picture)

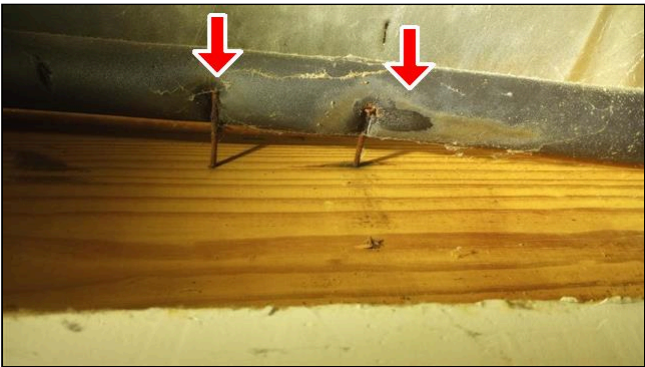


8.0 Item 7 (Picture)

8.2 (1) Significant condensation buildup and dripping water was located along the refrigerant line set and ductwork in various areas. Further evaluation and repair as needed by a licensed HVAC technician is recommended.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

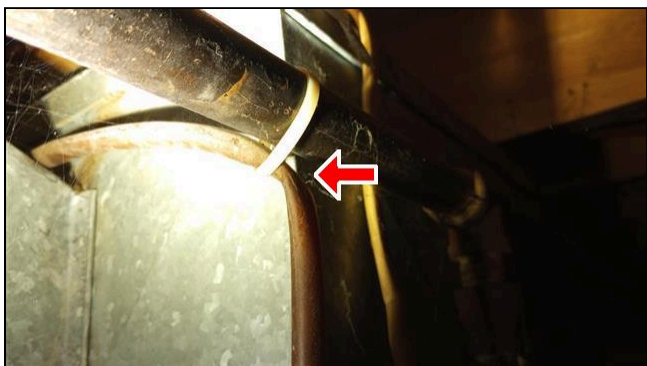


8.2 Item 5 (Picture)

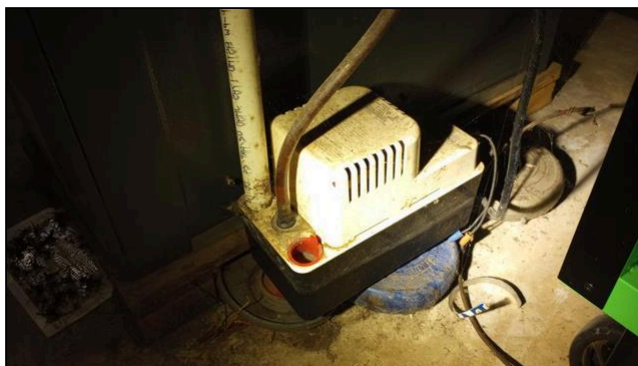


8.2 Item 6 (Picture)

(2) The condensate drain line appears to be kinked. Correction is recommended to allow for proper drainage.



8.2 Item 7 (Picture)



8.2 Item 8 (Picture)

(3) A section of ductwork appears to have been compromised to allow water lines to go through. Further evaluation and repair as desired by a licensed HVAC contractor is recommended.



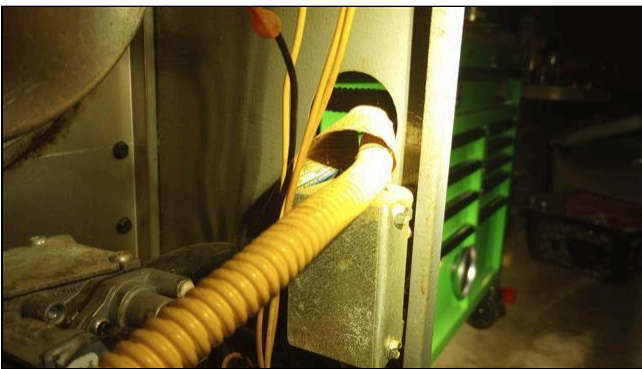
8.2 Item 9 (Picture)

(4) Replacement of the dirty filter at the return is recommended per regular maintenance.



8.2 Item 10 (Picture)

(5) Installation of a rigid gas line where it currently penetrates the furnace jacket by a licensed HVAC technician is recommended for improved safety.



8.2 Item 11 (Picture)

8.4 The furnace flue does not appear to have proper clearance from combustibles and may be in contact with stored items in the kitchen pantry. Providing proper clearance as needed by a qualified person is recommended.

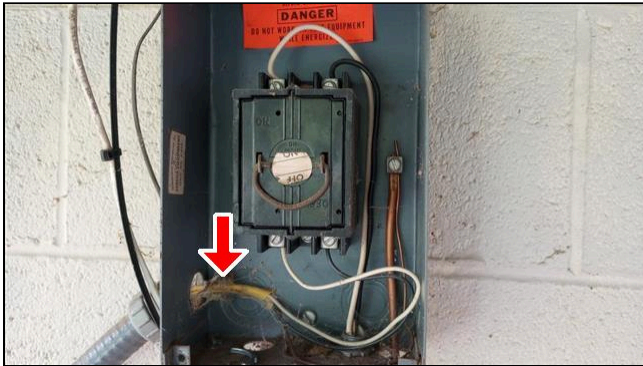


8.4 Item 1 (Picture)

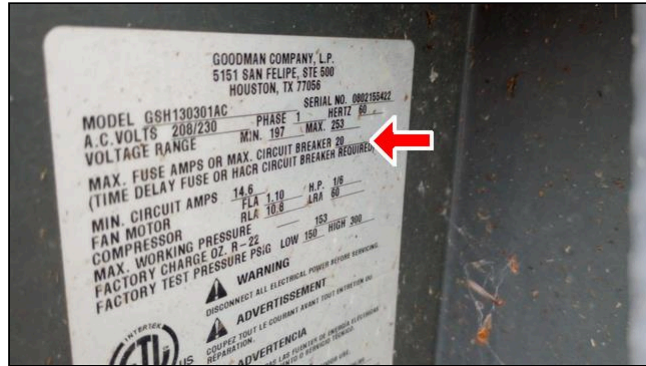


8.4 Item 2 (Picture)

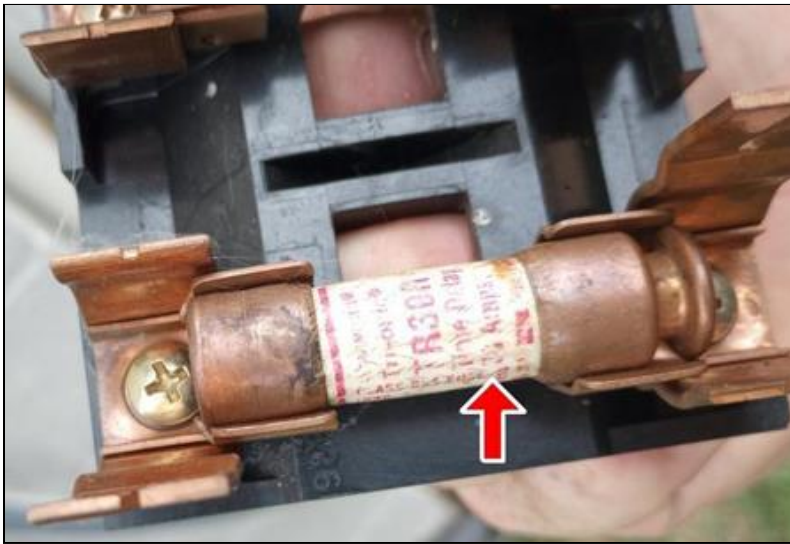
8.6 (1) Wires going to a 30 amp fuse (at the HVAC disconnect) do not appear large enough to blow the fuse if needed which can cause overheating, and the fuse appears to be oversized for the condenser which can prevent proper operation. Further evaluation and repair as needed by a licensed electrician or HVAC technician is recommended.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)



8.6 Item 3 (Picture)

(2) The ambient air test was performed by using thermometers on the air handler of the air conditioner to determine if the difference in temperatures of the supply and return air are at least 20 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.



8.6 Item 4 (Picture)



8.6 Item 5 (Picture)



8.6 Item 6 (Picture)

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

9. Insulation and Ventilation

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

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic		•			Attic Insulation: Unknown
9.1	Insulation Under Floor System	•				Ventilation: Gable vents Soffit Vents
9.2	Ventilation of Attic and Foundation Areas	•				Exhaust Fans: Fan with light
9.3	Venting Systems (Kitchens, Baths and Laundry)	•				Dryer Power Source: 220 Electric
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Dryer Vent: Flexible Metal Hole in Wall Not Fully Visible
						Floor System
						Insulation: NONE Reflective system (foil faced)

Comments:

9.0 The attic was inaccessible and therefore the insulation could not be inspected. Further evaluation as desired by a qualified person is recommended.

9.1 Minor damage was located to the foil insulation at the subfloor in the garage. Repair as desired by a qualified person is recommended for improved energy efficiency. Installation of batt style insulation as desired by a qualified person is also recommended for the same reason.



9.1 Item 1 (Picture)

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

10. Built-In Kitchen Appliances

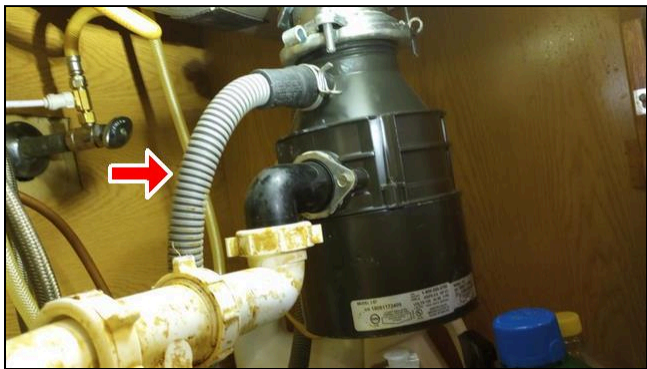
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed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

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•			•	Dishwasher Brand: WHIRLPOOL
10.1	Range Hood (s)	•				Disposer Brand: BADGER
10.2	Ranges/Ovens/Cooktops	•				Exhaust/Range hood: RE-CIRCULATE WHIRLPOOL
10.3	Food Waste Disposer	•				Range/Oven: WHIRLPOOL
10.4	Microwave Cooking Equipment	•				Built in Microwave: WHIRLPOOL

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

Comments:

10.0 The dishwasher drain line does not appear to perform a 'high-loop' which helps prevent accidental sewage back-up from entering the unit. Correction is recommended.



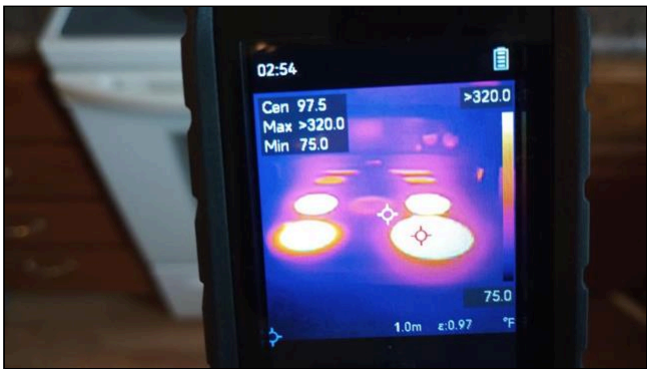
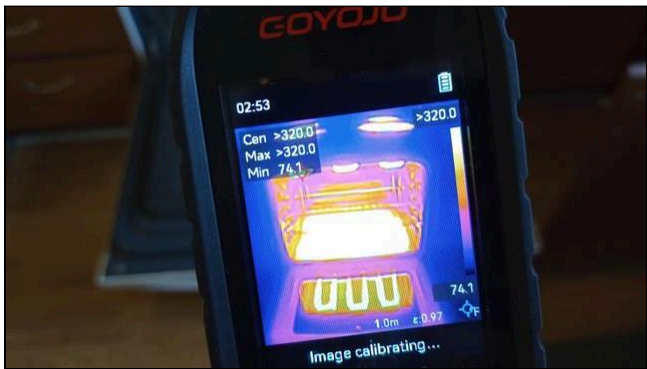
10.0 Item 1 (Picture)

10.1 The range hood re-circulates into the living space. Termination at the exterior as desired by a qualified person is recommended for improved ventilation.



10.1 Item 1 (Picture)

10.2 The oven and cooktop appear operational.



10.2 Item 1 (Picture)

10.2 Item 2 (Picture)

10.4 Minor damage was located to the microwave door and grille. Repair or replacement as desired by a qualified person is recommended.



10.4 Item 1 (Picture)

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

General Summary



Ace Home Inspection

**P.O. Box 110
Heiskell, TN 37754**

Customer
Amber Canoe

Address
124 Main Street
Knoxville Tennessee 37918

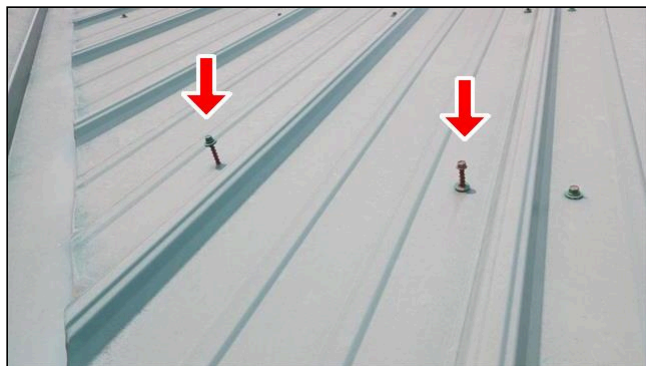
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations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

1. Roofing

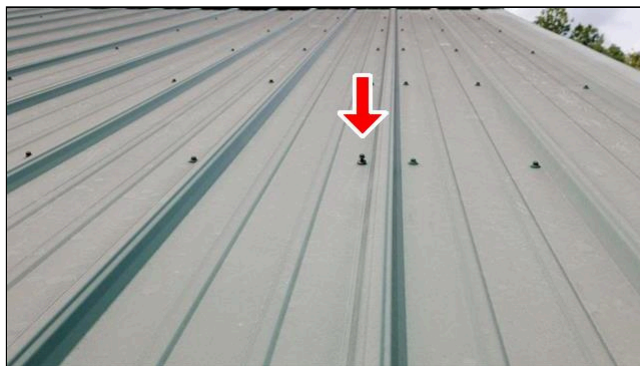
1.0 Roof Coverings

Inspected, Repair or Replace

(1) Loose screws and minor separation was located in various areas which can allow water intrusion. Further evaluation and repair by a licensed roofer is recommended.



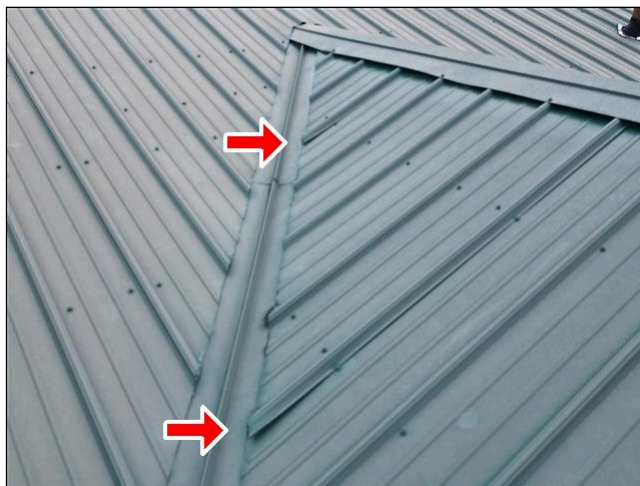
1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

(4) Sealant is being used in various areas which has a tendency to fail. Continued monitoring of these areas and below for any changes is recommended.



1.0 Item 29 (Picture)



1.0 Item 30 (Picture)



1.0 Item 31 (Picture)

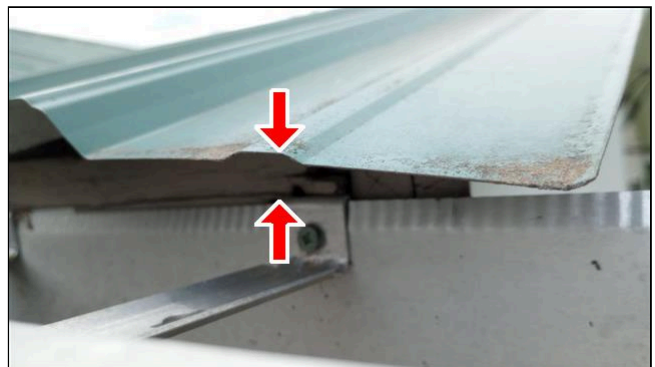
1.1 Flashings

Inspected, Repair or Replace

(1) Drip edge flashing is missing at the eaves which may allow water penetration and contribute to deterioration. Correction by a qualified person is recommended.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Failed seals were located at some of the roof penetrations which may allow water intrusion. Repair as needed by a licensed roofer is recommended.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(2) Moisture damage is located to trim at the southern and rear exterior. Repair by a qualified person is recommended.



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



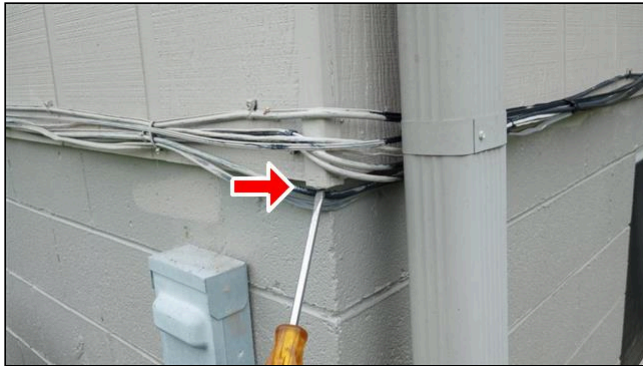
2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



2.0 Item 8 (Picture)

(3) A gap is located in the annular space where the refrigerant lineset enters the building which may allow pest intrusion. Correction by a qualified person is recommended.



2.0 Item 9 (Picture)

2.2 Windows

Inspected, Repair or Replace

(1) A broken window pane was located at the front exterior. Repair by a qualified person is recommended.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

(1) Re-securing the loose handrails by a qualified person is recommended for improved safety.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

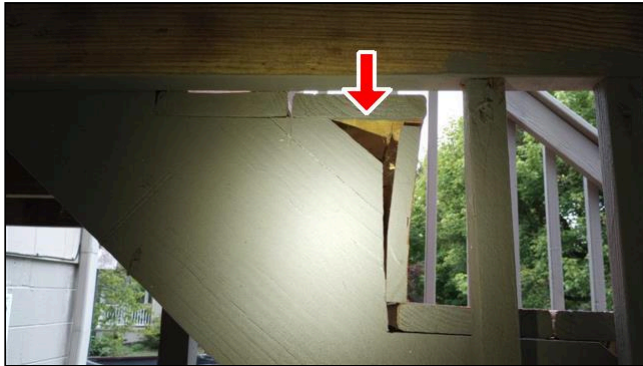
(2) General damage and loose components were located to the deck and stair structure. Further evaluation and repair as needed by a qualified person is recommended for improved safety.



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)



2.3 Item 7 (Picture)



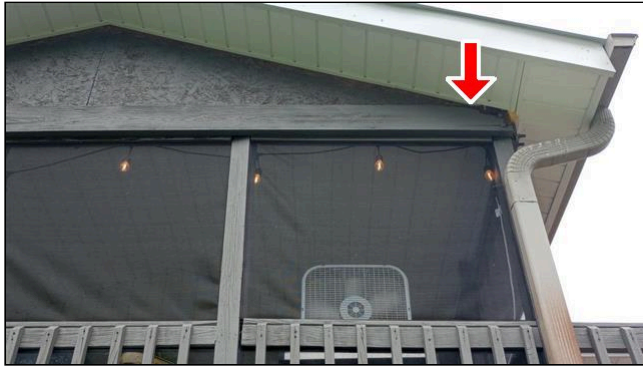
2.3 Item 8 (Picture)



2.3 Item 9 (Picture)



2.3 Item 10 (Picture)



2.3 Item 11 (Picture)

(3) Moisture damage is located to various deck components. Further evaluation and repair by a qualified person is recommended.



2.3 Item 12 (Picture)



2.3 Item 13 (Picture)



2.3 Item 14 (Picture)



2.3 Item 15 (Picture)

(4) Posts at the rear deck do not appear to be properly fastened to their brackets. Repair by a qualified person is recommended to help prevent damage or movement.



2.3 Item 16 (Picture)



2.3 Item 17 (Picture)



2.3 Item 18 (Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) Differences in elevation are located to the walkway(s) which is a tripping hazard. Repair as needed by a qualified person is recommended.



2.4 Item 1 (Picture)

(2) Minor cracks were located to the flatwork around the exterior. Resealing these areas as desired by a qualified person is recommended to prevent further damage.



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)

(3) Unable to determine if the grading and flatwork around the exterior sufficiently drains water away from the house during heavy rainfall. Recommend monitoring and making corrections as needed.



2.4 Item 5 (Picture)



2.4 Item 6 (Picture)



2.4 Item 7 (Picture)

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

(1) Moisture damage is located to roof sheathing at the rear exterior and many areas were not visible. Further evaluation and repair by a qualified person is recommended.



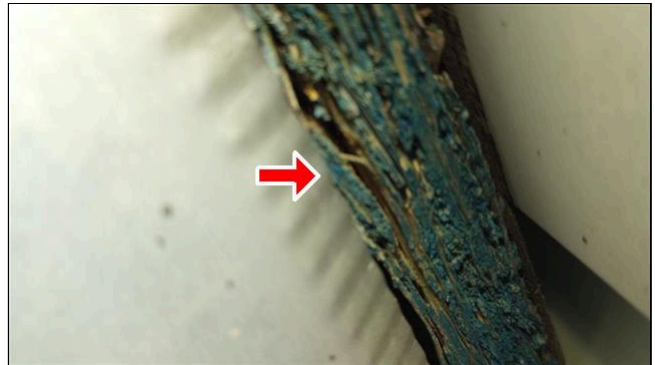
2.5 Item 1 (Picture)



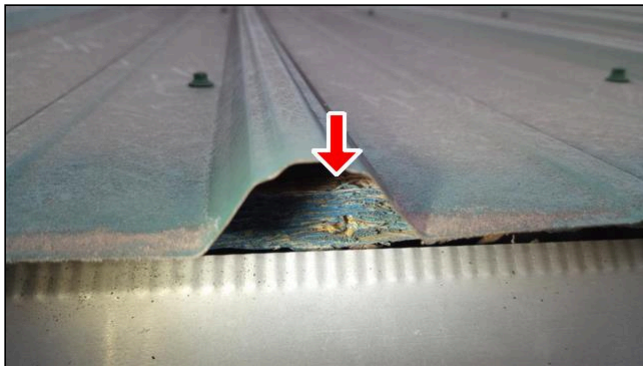
2.5 Item 2 (Picture)



2.5 Item 3 (Picture)



2.5 Item 4 (Picture)



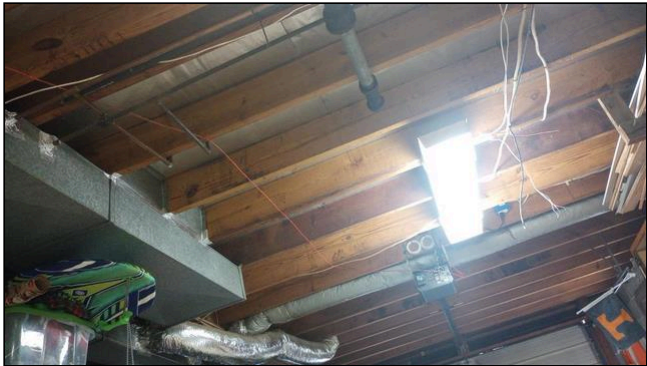
2.5 Item 5 (Picture)



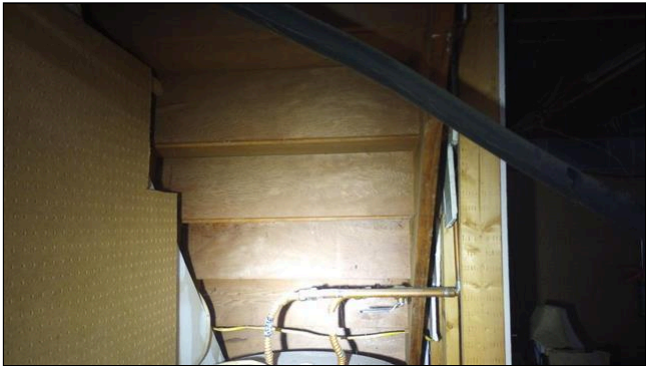
2.5 Item 6 (Picture)

3. Garage**3.1 Garage Walls (including Firewall Separation)****Inspected, Repair or Replace**

(1) Gaps (exposed floor structure) were located to the fire separation wall/ceiling between the garage and dwelling. Repair by a qualified person is recommended for improved fire protection.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.3 Garage Door (s)
Inspected, Repair or Replace

(1) Moisture damage is located to the garage door / casing. Repair by a qualified person is recommended.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)

(2) Gaps are located at the garage door(s) which may allow water and pest intrusion. Correction is recommended.



3.3 Item 4 (Picture)



3.3 Item 5 (Picture)

(4) One of the window panes at the side garage door is missing and has been replaced with a non-conforming item. Repair by a qualified person is recommended.



3.3 Item 10 (Picture)

3.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The door between the garage and dwelling does not close without manual assistance. Installation of a self-closing hinge(s) is recommended for improved fire protection.

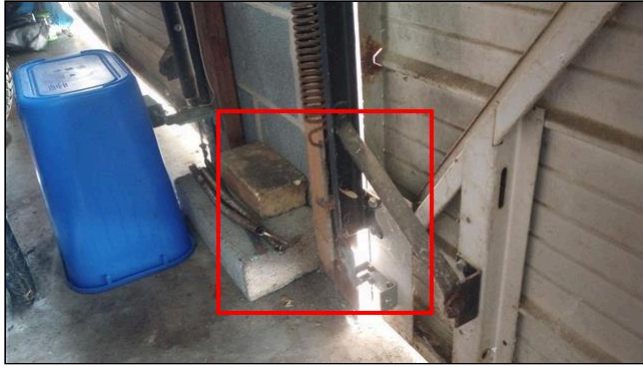


3.4 Item 1 (Picture)

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Not Inspected, Repair or Replace

(1) The garage door does not have safety reverse sensors and did not reverse when pressure was manually applied. Installation of sensors and or readjustment of the door opener is recommended for improved safety.



3.5 Item 1 (Picture)

4. Interiors

4.0 Ceilings

Inspected

Minor staining was located to the ceiling in the first guest bedroom which indicates a possible or previous leak, however no current moisture was detected when tested. Cleaning and further monitoring for any changes is recommended.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)

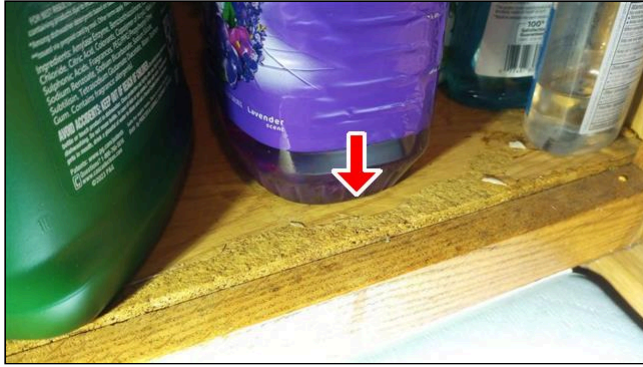


4.0 Item 3 (Picture)

4.4 Counters and Cabinets (representative number)

Inspected

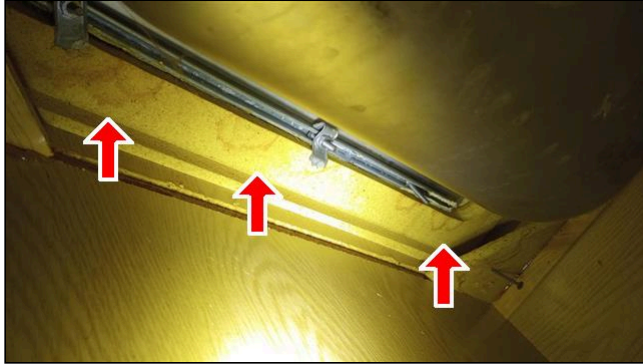
(1) Minor warping, staining and damage was located in the cabinet below the kitchen sink which indicates a possible / previous leak or spill, however no current moisture was detected when tested. Cleaning and further monitoring for any changes is recommended.



4.4 Item 1 (Picture)



4.4 Item 2 (Picture)



4.4 Item 3 (Picture)

4.5 Doors (representative number)

Inspected, Repair or Replace

(1) Installation of thumb-latch style locks wherever keyed interior locks are present is recommended to allow for proper emergency egress.



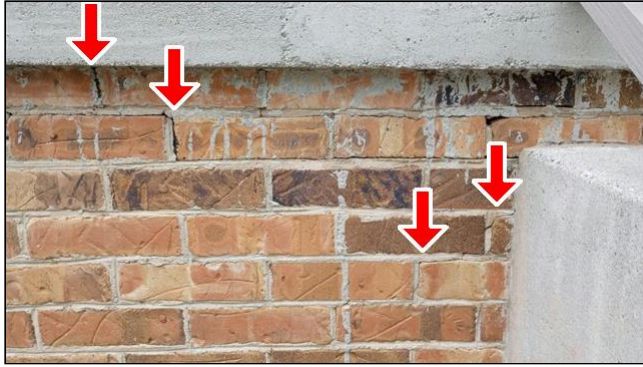
4.5 Item 1 (Picture)

5. Structural Components

5.0 Foundations, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

(1) Minor step cracking was located to the brick at the front exterior which indicates possible or previous movement. Resealing and continued monitoring for any changes is recommended.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

5.1 Walls (Structural)

Inspected

A broken block was located to the structural wall located behind the washing machine (garage) which indicates possible or previous movement. Resealing and continued monitoring for any changes is recommended.



5.1 Item 1 (Picture)

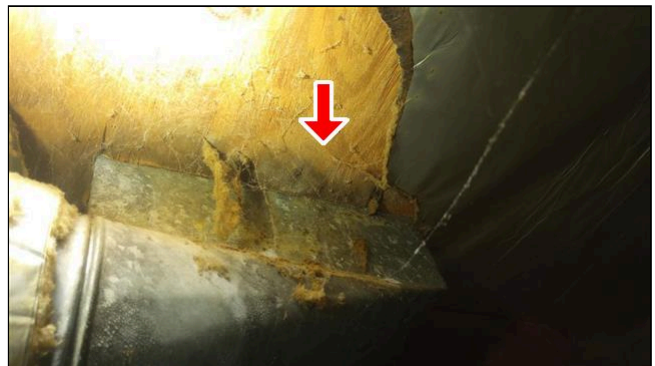
5.2 Floors (Structural)

Inspected, Repair or Replace

(1) Light and dark-colored staining was located to the floor structure in various areas of the garage. Further evaluation and cleaning/removal if needed by a qualified person is recommended to prevent possible deterioration and possible mold growth.



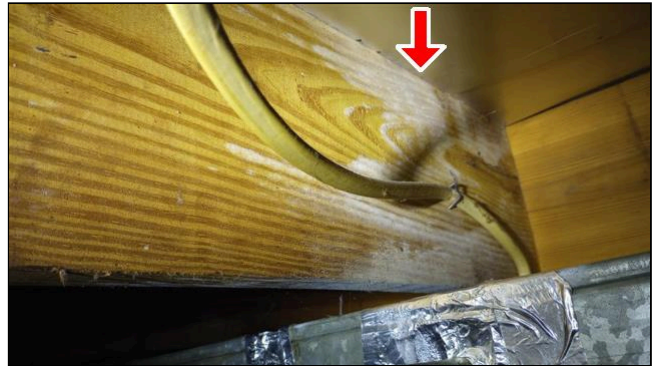
5.2 Item 1 (Picture)



5.2 Item 2 (Picture)



5.2 Item 3 (Picture)



5.2 Item 4 (Picture)



5.2 Item 5 (Picture)



5.2 Item 6 (Picture)

(2) Staining and moisture was located to the subfloor below the guest bathtub which indicates a possible leak. Further evaluation and repair as needed by a licensed plumber is recommended.

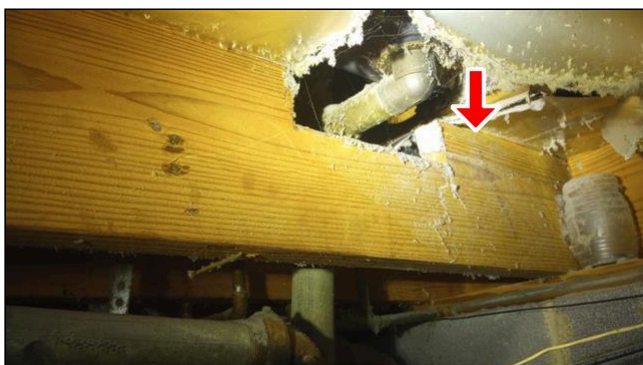


5.2 Item 7 (Picture)

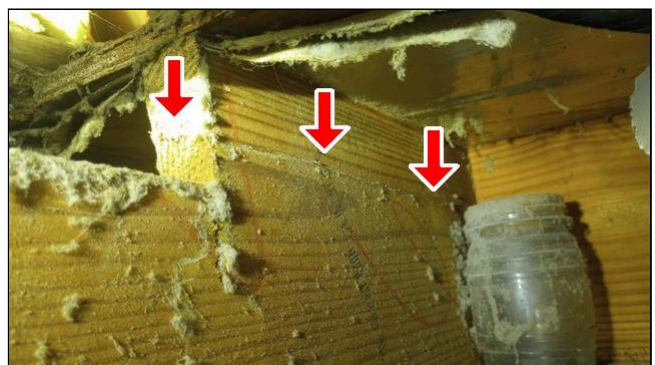


5.2 Item 8 (Picture)

(3) A broken floor joist was located adjacent to a notch below the guest bathroom. Further evaluation and repair as needed by a qualified carpenter is recommended to ensure proper structural support.



5.2 Item 9 (Picture)



5.2 Item 10 (Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) The sink in the master bedroom drained slowly when tested which indicates a possible clog in the drain line. Further evaluation and correction by a licensed plumber is recommended.



6.0 Item 1 (Picture)

(2) The toilet in the guest bathroom is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 2 (Picture)

(5) A drain line below the guest bathroom sink has been taped for an unknown reason. Continued monitoring for any changes is recommended. This area was not fully visible.



6.0 Item 14 (Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

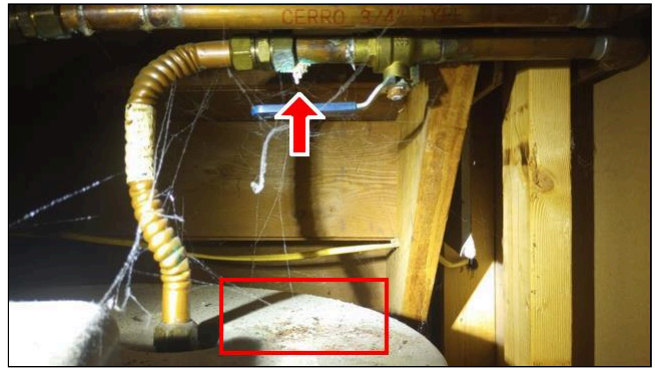
Inspected

(1) Staining and corrosion was located to a water supply line(s) at the garage which indicates a possible/previous leak, however no current moisture was detected when tested. Cleaning and

continued monitoring for any changes is recommended.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(1) The TPR valve on water heater needs a 3/4" rigid pipe (not flex) to extend to the exterior and not run uphill for safety. (PVC must be rated for approved hot water use). I recommend repairs by a licensed plumbing contractor.



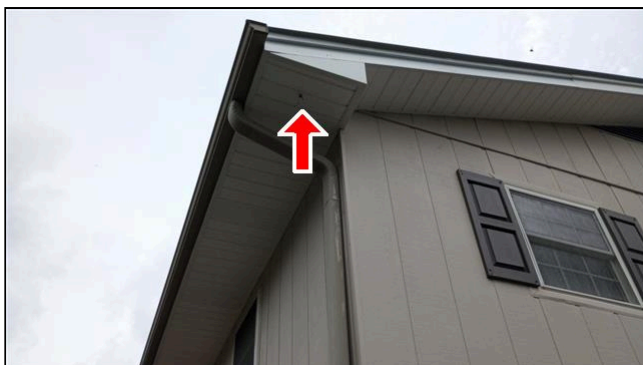
6.2 Item 1 (Picture)

7. Electrical System

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

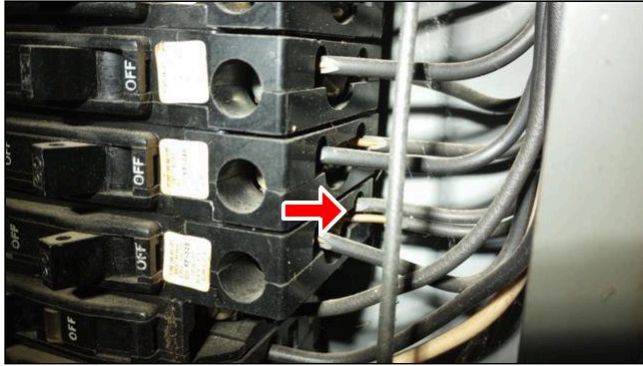
Inspected, Repair or Replace

(1) Exposed wires were located at the rear soffit which is a possible shock and fire hazard, however they could not be tested for power due to the location. Further evaluation and repair as needed by a licensed electrician is recommended.



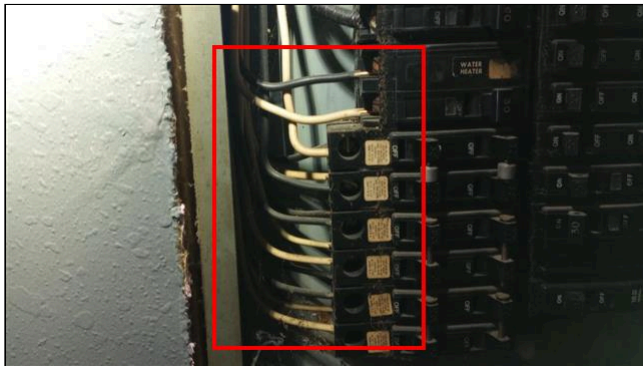
7.2 Item 1 (Picture)

(2) A double-tapped breaker was located in the electrical panel which may loosen connections and cause overheating. Further evaluation and repair by a licensed electrician is recommended.

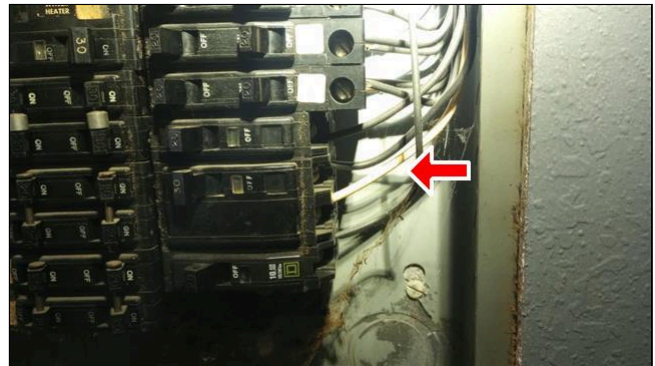


7.2 Item 2 (Picture)

(3) Unmarked white wires, which are normally reserved for neutral conductors, were located going to breakers. Sometimes (but not always) the electrician fails to re-identify the wires with black tape or a marker. Although this is not necessarily a hazardous condition further evaluation by a licensed electrician is recommended.

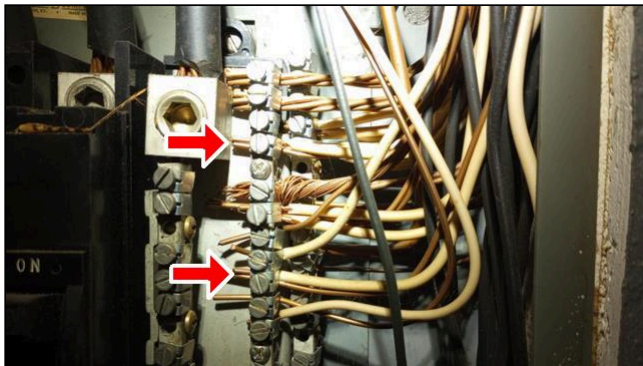


7.2 Item 3 (Picture)



7.2 Item 4 (Picture)

(4) A double-tapped bus bar was located in the electrical panel which may loosen connections. Further evaluation and repair by a licensed electrician is recommended for improved safety.

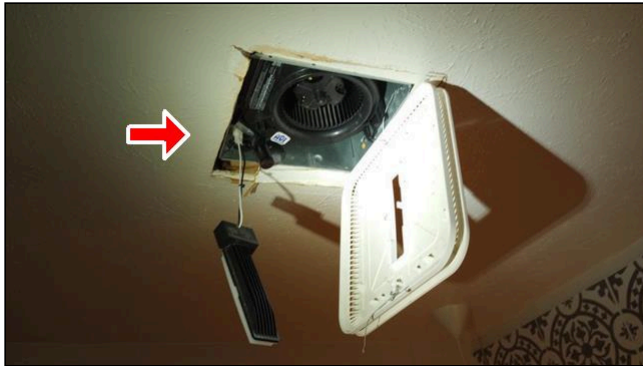


7.2 Item 5 (Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) The bathroom light and vent fan was disconnected upon arrival and did not operate when using the adjacent switches. Further evaluation and repair as needed by a licensed electrician is recommended.

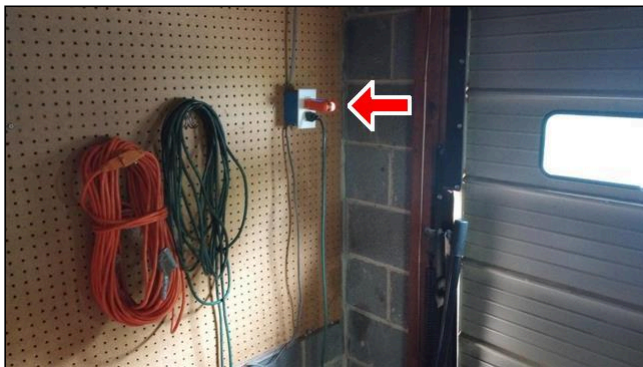


7.3 Item 1 (Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

A receptacle at the garage has reverse polarity which is a shock hazard. Further evaluation and repair by a licensed electrician is recommended.

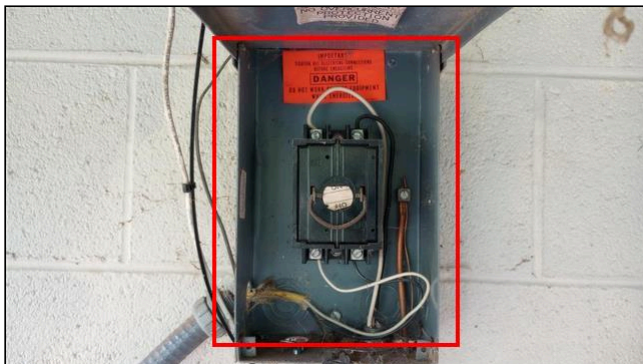


7.4 Item 1 (Picture)

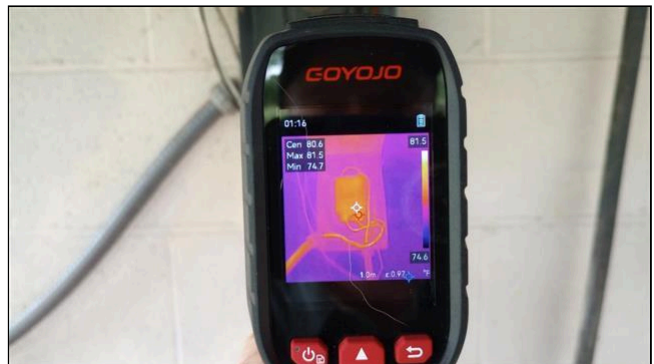
7.6 Location of Main and Distribution Panels

Inspected, Repair or Replace

(1) A fused sub-panel was located at the rear exterior below the deck. Installation of knock-out filler plates and resealing the loose conduit by a licensed electrician is recommended for improved safety.



7.6 Item 1 (Picture)



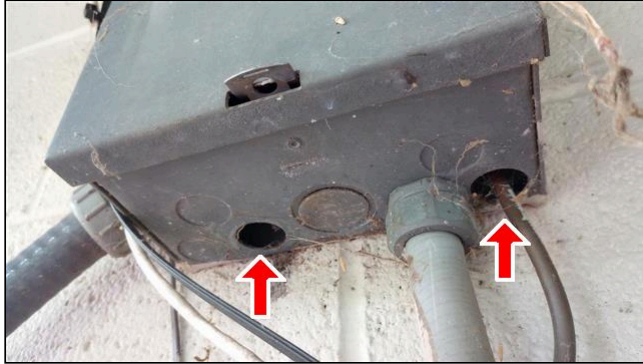
7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



7.6 Item 4 (Picture)

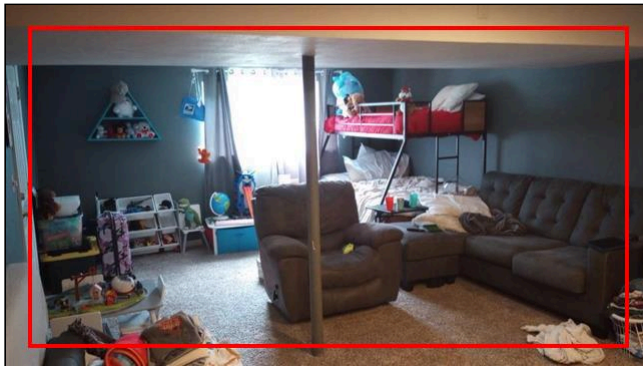


7.6 Item 5 (Picture)

7.7 Smoke Detectors

Inspected, Repair or Replace

(1) A smoke alarm was not located downstairs. Recommend installing according to the manufacturer's instructions. Inquiring with the State Fire Marshall's office is also recommended to see about receiving a 'free' alarm (the State made me include that last part).



7.7 Item 1 (Picture)

7.8 Carbon Monoxide Detectors

Inspected, Repair or Replace

(1) A carbon monoxide detector was not located downstairs. Recommend installing according to the manufacturer's instructions.



7.8 Item 1 (Picture)

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected, Repair or Replace

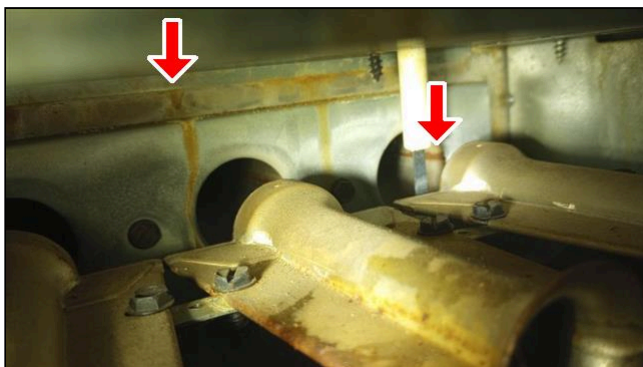
(1) Dripping water and minor rust was located on and in the furnace (including the burn chamber) which indicates a possible leak. Further evaluation, repair and regular servicing by a licensed HVAC technician is recommended.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

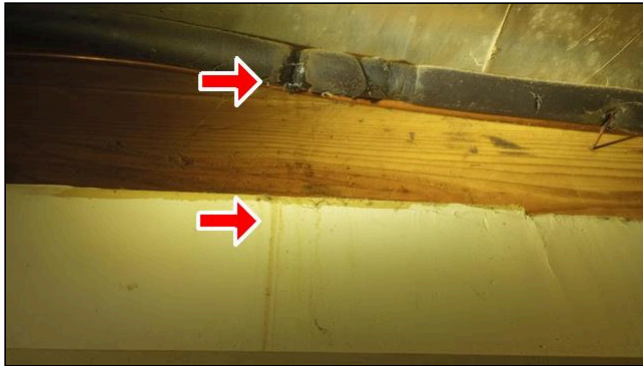


8.0 Item 3 (Picture)

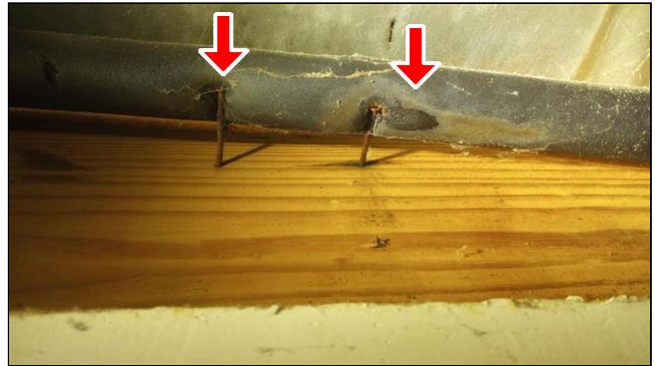
8.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) Significant condensation buildup and dripping water was located along the refrigerant line set and ductwork in various areas. Further evaluation and repair as needed by a licensed HVAC technician is recommended.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)



8.2 Item 5 (Picture)

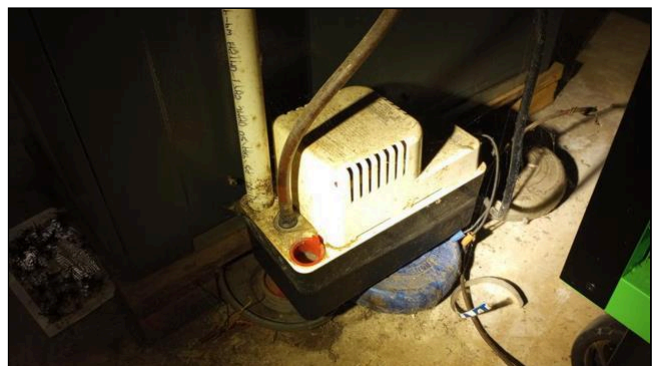


8.2 Item 6 (Picture)

(2) The condensate drain line appears to be kinked. Correction is recommended to allow for proper drainage.



8.2 Item 7 (Picture)



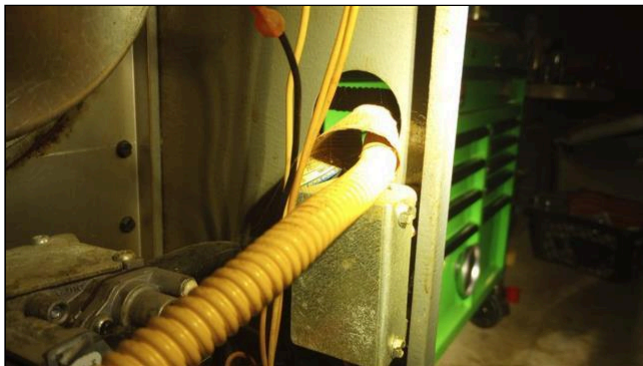
8.2 Item 8 (Picture)

(4) Replacement of the dirty filter at the return is recommended per regular maintenance.



8.2 Item 10 (Picture)

(5) Installation of a rigid gas line where it currently penetrates the furnace jacket by a licensed HVAC technician is recommended for improved safety.



8.2 Item 11 (Picture)

8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The furnace flue does not appear to have proper clearance from combustibles and may be in contact with stored items in the kitchen pantry. Providing proper clearance as needed by a qualified person is recommended.



8.4 Item 1 (Picture)

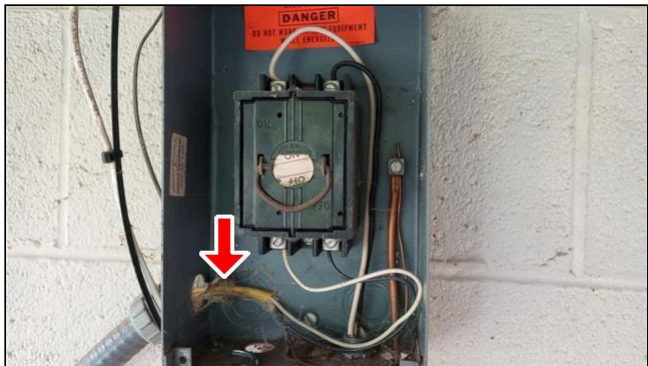


8.4 Item 2 (Picture)

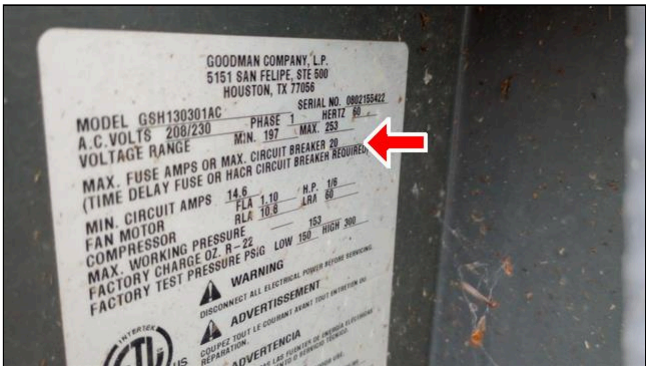
8.6 Cooling and Air Handler Equipment

Inspected, Repair or Replace

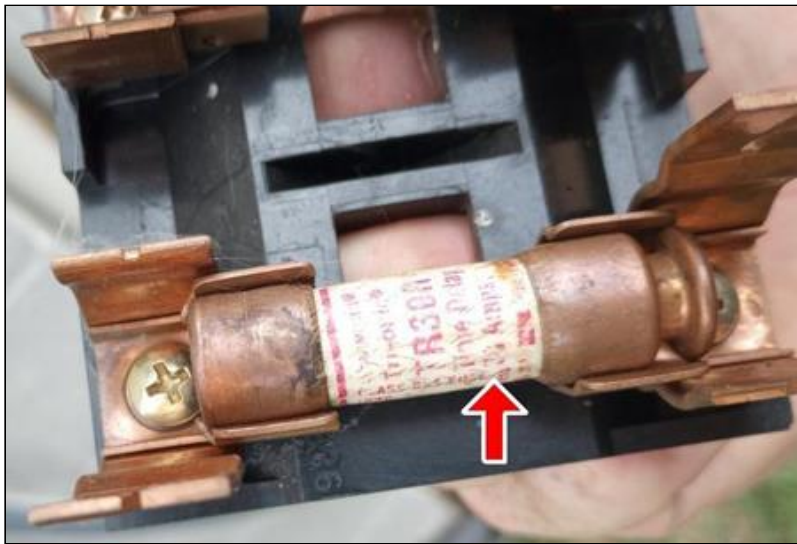
(1) Wires going to a 30 amp fuse (at the HVAC disconnect) do not appear large enough to blow the fuse if needed which can cause overheating, and the fuse appears to be oversized for the condenser which can prevent proper operation. Further evaluation and repair as needed by a licensed electrician or HVAC technician is recommended.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)



8.6 Item 3 (Picture)

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected, Repair or Replace

The dishwasher drain line does not appear to perform a 'high-loop' which helps prevent accidental sewage back-up from entering the unit. Correction is recommended.



10.0 Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system;

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

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