



Home Inspection Report

Prepared exclusively for
Calvin Green



PROPERTY INSPECTED:
5916 Meadow Oaks Lane
Knoxville, TN 37920

Date of Inspection: 01/18/2024

Inspection No. 351436-1291

INSPECTED BY:

The Cruz Team - Cruz Enterprises, LLC
7450 Chapman Hwy #175
Knoxville, TN 37920
joseph.cruz@pillartopost.com
(865) 985-1007

INSPECTOR:

Joseph Cruz
Lic.#: 2057
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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

3.0 EXTERIOR

3.6 Exterior Doors

3.6.2 The exterior door was keyed on both sides. This configuration is a safety hazard in the event of a fire egress. Modern safety standards require no special tools, knowledge, or keys to egress a home. Recommend replacing the deadbolt with an appropriate lock for the safety of occupants and guests. **(den)**

3.7 Porch(es)

3.7.2 The drop off height of the porch exceeded 30" with no installed guards. This is a fall safety hazard especially for children and those with reduced mobility. It is recommended to have guardrails installed where required by a qualified contractor for the safety of occupants and guests.

- Exterior Back
- Exterior Front

3.7.3 The stairs had four or more steps with no handrail / guardrails. This is a fall risk especially for children and those with reduced mobility. It is recommended to have handrails installed where required by a licensed contractor for the safety of occupants and guests. **(Exterior Front)**

3.7.4 The porch roof posts were not attached at the bottom. This condition has allowed one of the posts to rotate and may develop into unsafe conditions. It is recommended to have a further evaluation and corrections as needed by a qualified contractor to prevent any possible damage. **(Exterior Back)**

3.8 Deck(s)

3.8.1 The construction of the deck did not meet current industry standards. A partial list of concerns includes:

- There were dry stacked blocks used as posts.
- The stair riser connectors were connected with deck screws.

It is recommended to have a further evaluation and corrections as needed by a qualified contractor for the safety of occupants and guests. **(Exterior Right)**

4.0 ROOFING SYSTEM

4.4 Sloped Surface(s)

4.4.2 There were asphalt shingles were installed on a roof with a slope with less than 2 inches of vertical rise in 12 inches of horizontal run (2&12). This is a defective installation. The defective area was limited to the front porch sections. Generally-accepted current standards and most manufacturer's installation recommendations are that asphalt shingles not be installed on roofs that slope less than 2 & 12. This condition increases the chance of roof leaks and may void any existing shingle manufacturer's warranty that might otherwise be in effect. Recommend contacting a licensed roofer to discuss options for correction.

4.4.3 There were damaged (cracking, splitting, missing, curling, lifting, etc.) shingles on the roof. Recommend correcting by a licensed roofer to prevent water-related damage to structure and interior finishes.

4.5 Flashings

4.5.1 The flashing was inappropriate for the roof shingles. It is recommended to have the flashing corrected by a qualified contractor to prevent any moisture intrusion into the interior surfaces.

4.5.2 The caulking at the flashing nail heads was cracked, missing or deteriorated. This can cause water to penetrate through the flashing and potentially cause water damage to the underlying structure. It is recommended that a qualified roofing contractor correct the flashing is properly sealed to prevent potential water damage to the underlying structure.

4.7 Chimney(s)

4.7.1 There were several concerns with the chimney. A partial list of concerns includes:

- The chimney cap was cracked, damaged, and deteriorated
- There were visibly missing bricks
- The chimney flue was cracked

It is recommended to have a further evaluation by a qualified contractor / certified chimney sweep, to prevent any further damage.

9.0 ELECTRICAL SYSTEM

9.1 Electrical General Comments

9.1.3 There was a service lateral leaving the home with missing and damaged sheathing/ insulation. This is not common and typical and may be an electrical safety hazard. It is recommended to have a further evaluation and corrections as required by a qualified electrician for electrical safety.

9.5 Distribution Panel(s)

9.5.2 The service panel was made by Federal Pacific and is the Stab-lok model. Federal Pacific Stab-lok model service panels are considered a safety hazard and should be replaced. Recommend correction by a licensed electrician for electrical safety. **(Garage)**

9.5.3 There were openings in the electrical panel, which is also known as knockouts or breakers missing. The openings in panels should be covered in order to prevent electrical shock. It is recommended that a licensed electrician correct the missing breakers or knockouts in the electrical panel for electrical safety. **(Garage)**

9.6 Sub-Panel(s)

9.6.3 The neutral and ground conductors were connected in the sub-panel. This is not allowed in generally accepted electrical practices except in the service main panel. It is recommended to have a qualified electrician correct the panel wiring as required for electrical safety. **(Crawlspace)**

9.6.5 The subpanel was made by Federal Pacific and is the Stab-lok model. Federal Pacific Stab-lok model service panels are considered an electrical safety hazard. The panel cover was not removed due to known issues with this type of panel. Additionally, there were loose wires, and missing knockouts. This is an electrical safety hazard and it is recommended to have the panel corrected by a licensed electrician for electrical safety. **(Crawlspace)**

9.10 GFCI Devices

9.10.3 There were electrical receptacles located in potentially damp areas, such as bathrooms, kitchens, and outdoors, that do not have Ground Fault Circuit Interrupter (GFCI) protection. GFCI receptacles are required in areas where water or moisture may come into contact with electrical devices. It is recommended that a licensed electrician upgrade these receptacles to GFCI-protected devices to ensure the safety of the property's occupants and guests.

- Basement Kitchen
- Basement bathroom
- Kitchen

9.12 Smoke Alarms

9.12.4 The smoke detector was chirping. This chirping sound is an indication of a malfunction or low battery and is a potential safety concern. It is recommended that the battery be replaced or the unit be evaluated to determine if it is functioning properly for the safety of occupants and guests. **(Basement Family Room)**

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.6 Heat Pump(s)

10.6.6 The HVAC system was 15 years old. The life expectancy for similar units is 15 years. Although it is impossible to determine when a HVAC system may fail, due to the age of the system and current condition of unit, it is recommended to have a further evaluation, service, and cleaning by a qualified HVAC contractor. If a recent service has been provided, it is recommended to obtain a copy of the service work order. Recommend maintaining a maintenance service agreement for ongoing repair costs, and to consider obtaining a home warranty covering HVAC systems. **(Exterior Back)**

10.6.7 The HVAC system was 15 years old. The life expectancy for similar units is 15 years. Although it is impossible to determine when a HVAC system may fail, due to the age of the system and current condition of unit, it is recommended to have a further evaluation, service, and cleaning by a qualified HVAC contractor. If a recent service has been provided, it is recommended to obtain a copy of the service work order. Recommend maintaining a maintenance service agreement for ongoing repair costs, and to consider obtaining a home warranty covering HVAC systems. **(Crawlspace)**

11.0 PLUMBING SYSTEM

11.5 Water Heating Equipment

11.5.3 The water temperature was too high. There is a risk of scalding when the temperature is higher than 120F. Recommend correction/ adjusting the water temperature by a licensed plumber for safety.

11.7 Sink(s)

11.7.2 The hot water valve handle was missing. Recommend correction by a licensed plumber to restore functionality. **(Kitchen)**

12.0 INTERIOR**12.3 Doors**

12.3.2 The door to the garage had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. It is recommended that all deadbolts on egress doors operate from the inside with a lever.

- Garage
- Kitchen

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

☑ A PREMIUM inspection was selected for today's inspection.

1.1.1 At your request, an inspection of the listed property has been conducted by our Company. Pillar To Post operated by Cruz Enterprises, LLC. is pleased to submit this inspection report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your signed copy of the Visual Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Thank you for selecting our Company.

Sincerely,

Joseph Cruz

Franchise Owner / Licensed Home Inspector TN #2057

Pillar To Post Home Inspectors

1.1.2 Thank you for choosing Pillar To Post Home Inspectors, "The Home of Home Inspection". We value you as a customer and are proud to serve you. Please let us know if you have any questions regarding the format or content of this report. The terms and conditions crucial to the interpretation of this report are outlined in the Visual Inspection Agreement (VIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the VIA. The following paragraphs include SOME but not all of the points made in the VIA. This report and inspection conform to the Standards of Practice of the state of Tennessee. The Standards of Practice of the state of Tennessee are available at www.tn.gov. We also conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org.

The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.,) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost. We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced.

The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind. While we make an effort to identify existing or potential problems, it is impossible for a home inspector to predict the future. We recommend that you budget about 1% of the house's purchase cost per year for unforeseen repairs and maintenance. It would be necessary to budget for unforeseen repairs at any house you might consider. (Things will wear out, break down, and fail without warning. This is a fact of home ownership.) The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present due to weather conditions, storage items, etc. The final walk through is a valuable opportunity for you to evaluate the property.

Photographs are used as examples of deficiencies and may not show the entirety of areas needing attention, repair, or correction. Not all deficiencies are documented with photographs. Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content of this report or future questions about the ownership and maintenance of your home.

1.2 Inspector

☺ Your Inspector today was Joseph Cruz Tennessee Home Inspector Licence 2057.

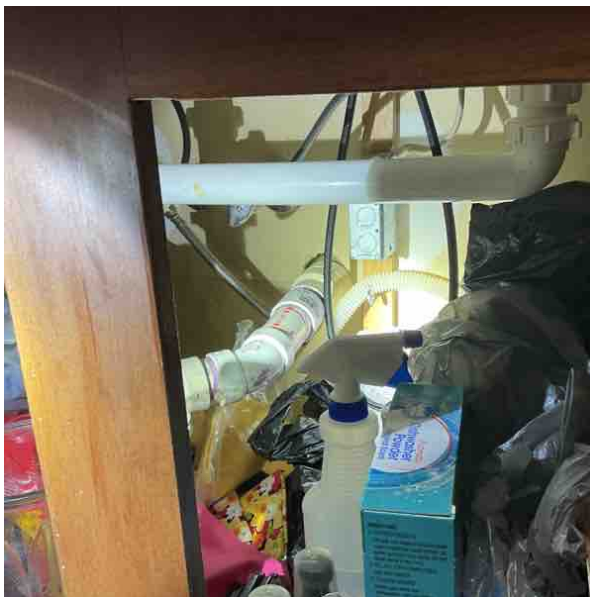
1.3 Scope of Inspection

1.3.1 In the following report, several issues of varying criticality, general comments, descriptions, maintenance recommendations and limitations are listed.

- The items listed on the Report Summary are those of more immediate concern – "action items" - related to safety concerns, damage, operational issues and/or service life reasons in the inspectors opinion. This list is not meant to be all inclusive and your priorities may be different. It is recommended to read the report in it's entirety before making any decisions.
- Bear in mind, all houses need repairs of one type or another, even if only minor. Buyers and sellers of houses often have different perspectives on this issue. Some of the reported repairs may be of the type you would be inclined to live with under normal circumstances.
- Generally, older houses need more repair. This varies depending upon maintenance and upgrading performed over the years. As with all older property, this house will require monitoring, maintenance, regular upkeep, and occasional upgrades & repairs.

1.3.2 A thermal camera has been utilized to aid in the visual inspection. The Pillar To Post ® Professional Home Inspection STANDARDS OF PROFESSIONAL PRACTICE FOR THE USE OF AN INFRARED CAMERA ON A HOME INSPECTION have been used.

• Below is an example of a thermal image taken inside the house. Other thermal images can be found throughout the Report. **(Kitchen)**



1.4 Approximate Year Built

- ⦿ Pre-1978 Advisory: It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. Not only is lead not good for your health, under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting not performed by yourself must be done by a certified contractor following lead-safe practices. This could lead to higher prices than similar contracts performed on homes that do not have lead based paint present.

1.4.1 The home was listed as built in: 1977

1.5 Inspection / Site Conditions

- ☑ The structure was occupied during the inspection and the current residents' personal effects were present throughout the property. The presence of personal belongings limited the ability to perform a full visual inspection of walls covered by furniture or artwork, flooring covered by rugs or other items, closets and cabinetry filled with personal belongings, and cabinetry with restricted access. As a result, the areas where a visual inspection was limited will be excluded from the inspection report due to lack of access or existing obstructions. It is recommended to conduct a final walk-through of the property once the current residents vacate in order to address any potential defects concealed from view during the visual home inspection.
- ☑ Ground Condition: Wet
- ☑ Snow / Ice

1.5.1 The temperature was 7 degrees Fahrenheit during the inspection.

2.0 PROPERTY AND SITE**2.1 Site Overview**

2.1.1 For the purpose of this inspection, the structure / discrepancies will be identified by the street view of the property (front of structure).

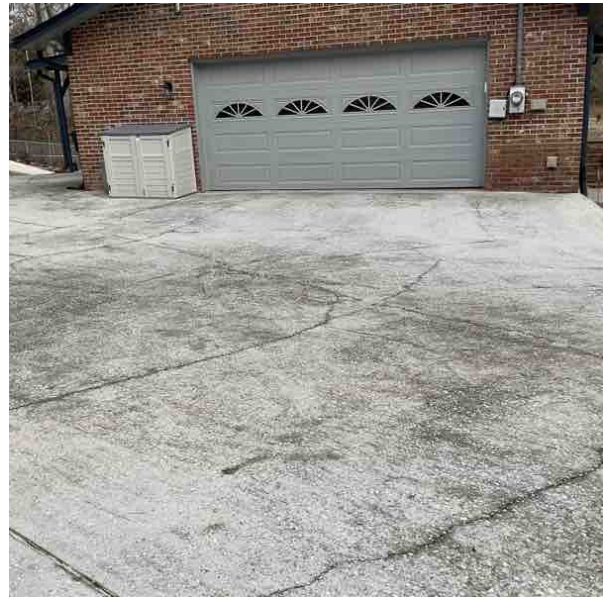
2.2 Driveway(s)

- ☑ Concrete

2.2.1 Inspected

2.2.2 Example photos of the driveway:





2.3 Retaining Wall(s)

☑ Masonry

2.3.1 Inspected

2.3.2 The retaining wall is leaning. No improvement / repair is required at this time. Monitor for damage / further deterioration as conditions can change over time. **(Exterior Back)**



3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 Exterior wall surface areas will require routine maintenance, in order to preserve finish and reduce potential moisture intrusion. Recommend consulting with a licensed / qualified contractor for methods to preserve and maintain exterior finishes.

3.2 Foundation Surface

☑ Brick

3.2.1 Inspected

3.3 Wall Surface

☑ Masonry, Brick or Stone

3.3.1 Inspected

3.4 Eaves / Fascia / Soffit

- ☑ The eaves / fascia / soffit were wood based, and as such will require future periodic / routine maintenance. Recommend sealing / caulking all gaps, seams, cracks, joints, holes and paint accordingly, in order to preserve the wood members.

3.4.1 Inspected

3.5 Windows

3.5.1 Maintenance Tip: Recommend monitoring caulk around windows and periodically re-apply caulk to gaps, in order to reduce risk of moisture intrusion at window frame junctions. Routine maintenance of window exterior will be required, in order to maintain appearance and integrity of window frames.

3.6 Exterior Doors

3.6.1 Tested / Inspected

3.6.2 **The exterior door was keyed on both sides. This configuration is a safety hazard in the event of a fire egress. Modern safety standards require no special tools, knowledge, or keys to egress a home. Recommend replacing the deadbolt with an appropriate lock for the safety of occupants and guests. (den)**

**3.7 Porch(es)**

- ☑ Brick

3.7.1 Inspected

3.7.2 The drop off height of the porch exceeded 30" with no installed guards. This is a fall safety hazard especially for children and those with reduced mobility. It is recommended to have guardrails installed where required by a qualified contractor for the safety of occupants and guests.

- Exterior Back
- Exterior Front



3.7.3 The stairs had four or more steps with no handrail / guardrails. This is a fall risk especially for children and those with reduced mobility. It is recommended to have handrails installed where required by a licensed contractor for the safety of occupants and guests. (Exterior Front)



3.7.4 The porch roof posts were not attached at the bottom. This condition has allowed one of the posts to rotate and may develop into unsafe conditions. It is recommended to have a further evaluation and corrections as needed by a qualified contractor to prevent any possible damage. (Exterior Back)



3.8 Deck(s)

3.8.1 The construction of the deck did not meet current industry standards. A partial list of concerns includes:

- There were dry stacked blocks used as posts.
- The stair riser connectors were connected with deck screws.

It is recommended to have a further evaluation and corrections as needed by a qualified contractor for the safety of occupants and guests. (Exterior Right)

**4.0 ROOFING SYSTEM****4.1 Limitations**

△ There was snow cover which was a limitation to a visual inspection.

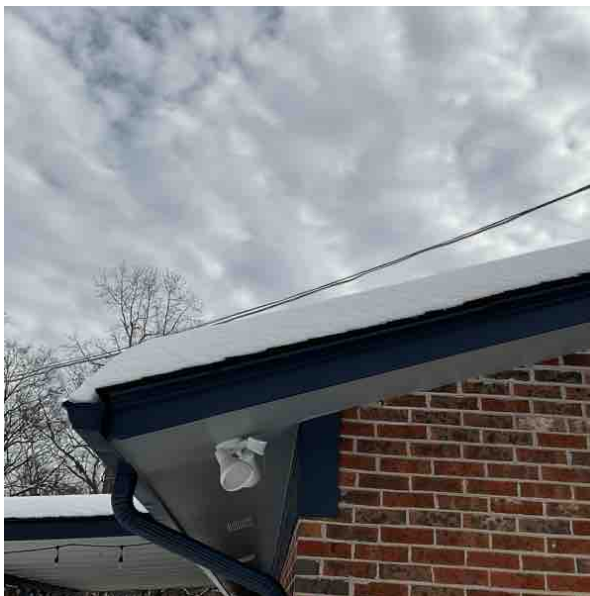
4.2 Roofing General Comments

☑ Gable

4.2.1 Inspected

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

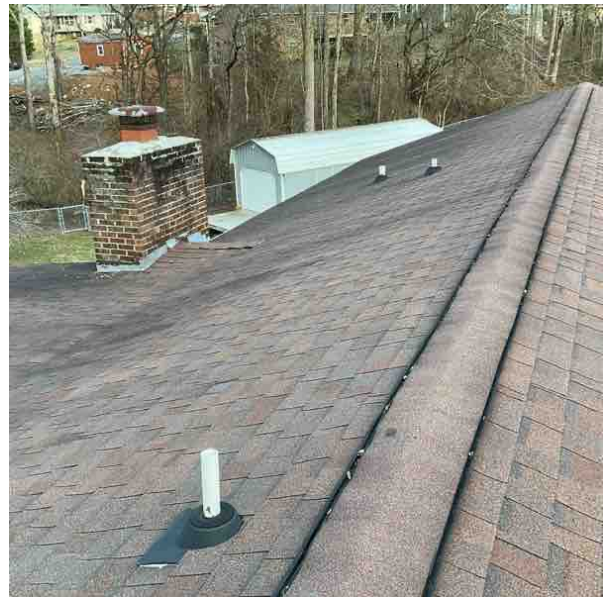
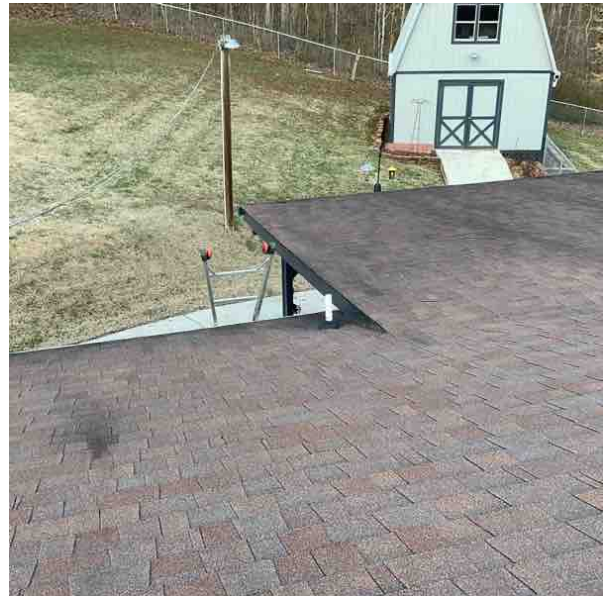
4.2.3 Example view(s) of the roof can be seen in the pictures below.

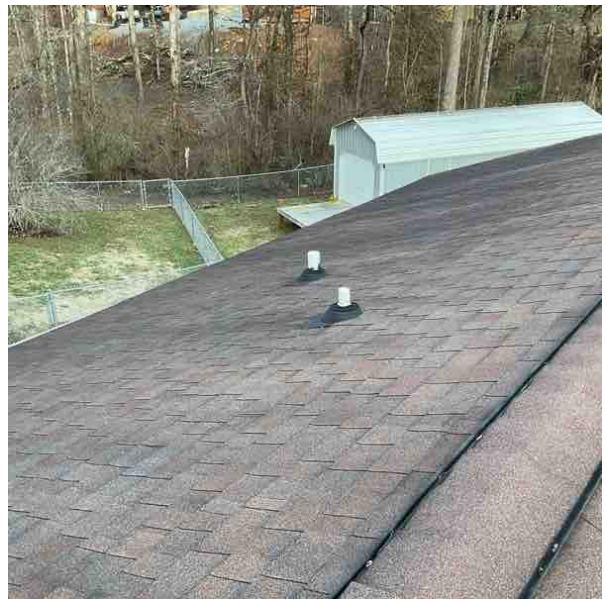


4.2.4 The roofing inspection was not completed due to the snow cover. A partial inspection was performed not to include the roofing system. A partial payment was accepted. The roofing inspection can be scheduled to be completed for an additional \$100.00 when the weather allows.

4.2.5 A reinspection of the roof was conducted on 1/29/24

4.2.6 Example view(s) of the roof can be seen in the pictures below.





4.3 Roofing Inspection Method

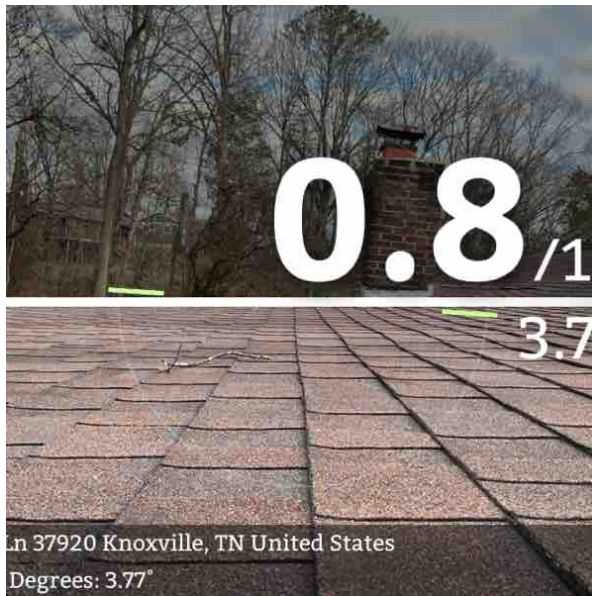
- ☑ The roof was inspected by walking on the roof surfaces.
- ☑ The roof was Inspected from multiple locations.
- ☑ Roof inspected with binoculars and camera zoom.

4.4 Sloped Surface(s)

- ☑ Asphalt Shingle

4.4.1 Inspected

4.4.2 There were asphalt shingles were installed on a roof with a slope with less than 2 inches of vertical rise in 12 inches of horizontal run (2&12). This is a defective installation. The defective area was limited to the front porch sections. Generally-accepted current standards and most manufacturer's installation recommendations are that asphalt shingles not be installed on roofs that slope less than 2 & 12. This condition increases the chance of roof leaks and may void any existing shingle manufacturer's warranty that might otherwise be in effect. Recommend contacting a licensed roofer to discuss options for correction.



4.4.3 There were damaged (cracking, splitting, missing, curling, lifting, etc.) shingles on the roof. Recommend correcting by a licensed roofer to prevent water-related damage to structure and interior finishes.





4.5 Flashings

- ⊙ Chimney
- ⊙ Concealed Flashings
- ⊙ Plumbing stack

4.5.1 **The flashing was inappropriate for the roof shingles. It is recommended to have the flashing corrected by a qualified contractor to prevent any moisture intrusion into the interior surfaces.**



4.5.2 The caulking at the flashing nail heads was cracked, missing or deteriorated. This can cause water to penetrate through the flashing and potentially cause water damage to the underlying structure. It is recommended that a qualified roofing contractor correct the flashing is properly sealed to prevent potential water damage to the underlying structure.



4.6 Roof Drainage

☑ Aluminum

4.6.1 Inspected

4.6.2 The downspout discharge was near the foundation. Recommend extending the downspouts approximately six to ten (6' - 10') feet away from foundation, in order to reduce risk of moisture intrusion, foundation damage and/or landscape erosion.

- Exterior Back
- Exterior Right



4.6.3 The gutters was leaking at the corner. Recommend correction by a qualified contractor to restore functionality and prevent water damage. **(Exterior Front)**



4.7 Chimney(s)

4.7.1 There were several concerns with the chimney. A partial list of concerns includes:

- The chimney cap was cracked, damaged, and deteriorated
- There were visibly missing bricks
- The chimney flue was cracked

It is recommended to have a further evaluation by a qualified contractor / certified chimney sweep, to prevent any further damage.





5.0 ATTIC

5.1 Limitations

- △ Limitation: The attic was inspected from accessible areas only, due to insulation over the ceiling joists. Recommend a further evaluation of attic space by a licensed / qualified contractor, should this be a concern to client.

5.2 Attic General Comments

5.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- No access was gained to the wall cavities of the home.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

5.2.2 Example views of the attic can be seen in the picture(s) below.



5.3 Attic Access

- ☑ The Inspector evaluated the attic from the access hatch.

5.4 Insulation

- ☑ Attic floor insulation depth averages 12 to 14 inches.
- ☑ The attic floor was thermally insulated with rock wool.

6.0 GARAGE / CARPORT

6.1 Limitations

- ⚠ The reverse function of the garage door opener, which is designed to detect obstacles and reverse the door's direction to prevent damage or injury, was not tested during this inspection. The decision not to perform the garage door opener's reverse function test was made due to the likelihood of causing damage to the garage door. Some garage doors, especially those without safety features or sensors, may be sensitive to the reversal test and could be susceptible to damage. Given the potential risk of harm to the door or the opener system, this aspect of the inspection was intentionally omitted. It is recommended that the garage door and opener system be further inspected by a qualified garage door specialist or technician if this is a concern.
- ⚠ Vehicle(s) parked in the garage, unable to fully inspect at the time of inspection.

6.2 Interior Access Door(s)

6.2.1 Inspected

6.2.2 The door in the wall between the garage and the home living space did not have operable self-closing hinges. Self-closing hinges are a safety feature designed to help prevent the spread of fire and toxic fumes from the garage to the living space.

- Garage
- Kitchen

6.2.3 The door that accesses the interior from the garage was mostly glass. This did not meet the requirements of a solid wood, steel, or a 20-minute fire rated door to access the interior of the home from the garage. It is recommended to update the door as required for fire safety by a qualified contractor.

- Garage
- Kitchen

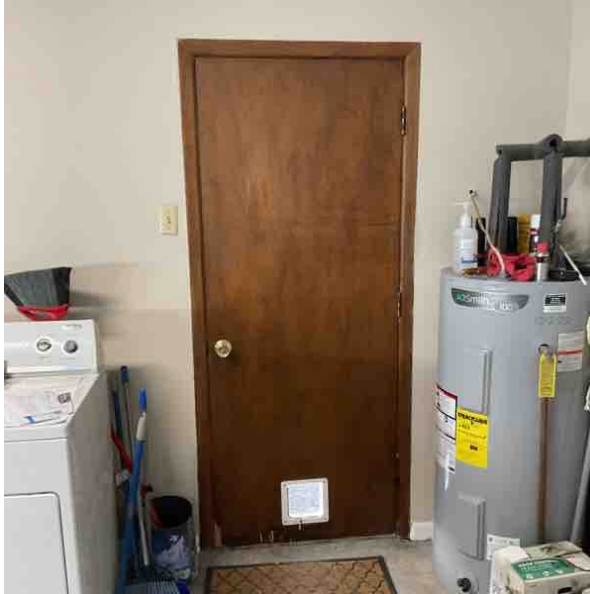


6.3 Exterior Access Door(s)

6.3.1 Inspected

6.3.2 The exterior access door was a hollow core door. This may not offer adequate security for the home. It is recommended to update the door as required by a qualified contractor to increase safety and security.

(Garage)



6.4 Vehicle Door Opener(s)

- ✓ Automatic-chain drive
- ✓ Installed with a garage door opener
- ✓ The photo-electric safety sensors operated properly.

6.4.1 Inspected

6.4.2 Tested

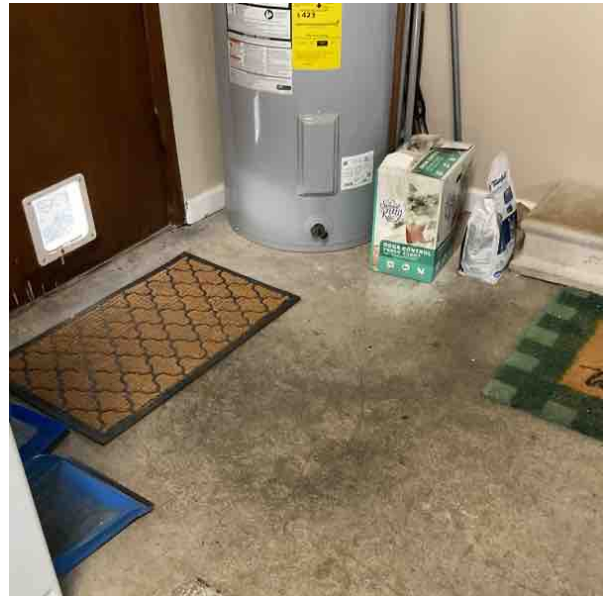
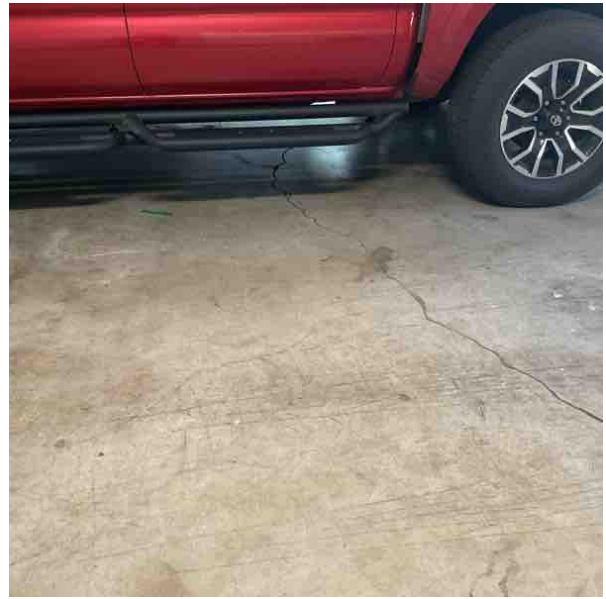
6.4.3 Example photo of the garage door motor label plate **(Garage)**



6.5 Floor

- ✓ Concrete

6.5.1 Inspected

6.5.2 Example photos of garage. **(Garage)****7.0 STRUCTURE****7.1 Limitations**

- ▲ Limitation: The ceiling joist(s) are mostly concealed by insulation. Inspection of joist(s) was limited to exposed areas.
- ▲ The access did not allow for a complete attic inspection.

7.2 Foundation

- ☑ Concrete block

7.2.1 Inspected

7.3 Support - Post / Beam / Column

- ☑ Bearing wall central support

7.3.1 Inspected

7.4 Floor Structure

- ☑ Wood - dimensional lumber.

7.4.1 Inspected

7.5 Wall Structure

- ☑ Wood frame

7.5.1 Inspected

7.6 Roof Structure

- ☑ Engineered Truss structure with Plywood / OSB roof sheathing.

7.6.1 Inspected

7.7 Ceiling Structure

- ☑ The ceiling structure was trusses.

7.7.1 Inspected

7.8 Basement

- ☑ Finished

7.9 Radon Mitigation System

- ☑ A radon mitigation system is not installed. Recommend testing radon levels for your safety, and peace of mind. More information can be found at: <https://www.epa.gov/radon/home-buyers-and-sellers-guide-radon>

8.0 CRAWLSPACE**8.1 Access**

- ☑ Entered

8.2 Insulation

- ☑ Fiberglass Batt

8.2.1 The insulation in the crawlspace was installed upside down. The paper backing should always face the occupied spaces. Recommend correction by a qualified contractor to restore intended functionality and reduce fire hazard. **(Crawlspace)**

**8.3 Vapor Barrier**

- ☑ The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges at overlaps and the crawlspace perimeter were not sealed. Recommend correction by a licensed contractor to prevent moisture damage to the floor structure.

8.3.1 Inspected

9.0 ELECTRICAL SYSTEM

9.1 Electrical General Comments

9.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Limitation: Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.
- A representative sampling of outlets and light fixtures were tested. Concealed / obstructed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

9.1.2 Example photo of the meter: (Exterior Left)



9.1.3 There was a service lateral leaving the home with missing and damaged sheathing/ insulation. This is not common and typical and may be an electrical safety hazard. It is recommended to have a further evaluation and corrections as required by a qualified electrician for electrical safety.



9.2 Service Entrance

- ✓ Electrical Service Entrance: Overhead Cables
- ✓ Service Cables: Copper
- ✓ Service Voltage: 120/240V

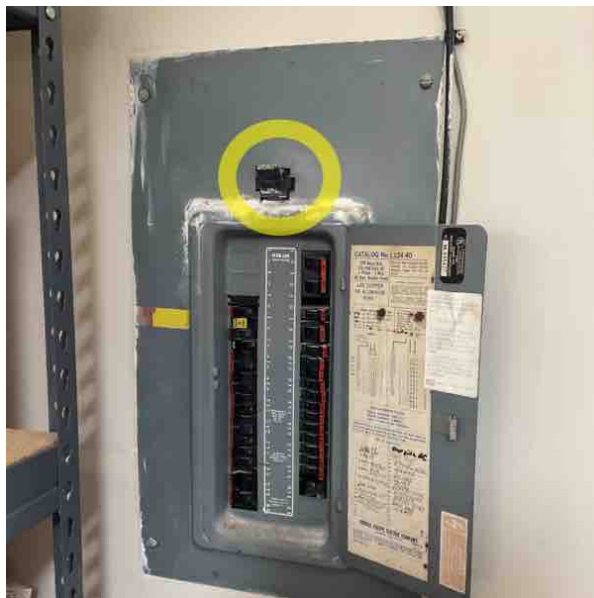
9.2.1 Inspected

9.3 Service Size

- ☑ The service size was 200 Amps.

9.3.1 Inspected**9.4 Main Disconnect(s)**

- ☑ The main electrical disconnect is in the garage.
- ☑ The main service electrical disconnect is located inside the structure in electric panel.

9.4.1 Inspected**9.4.2 Main Disconnect(s) Location: (Garage)****9.5 Distribution Panel(s)**

- ☑ Breakers

9.5.1 Inspected

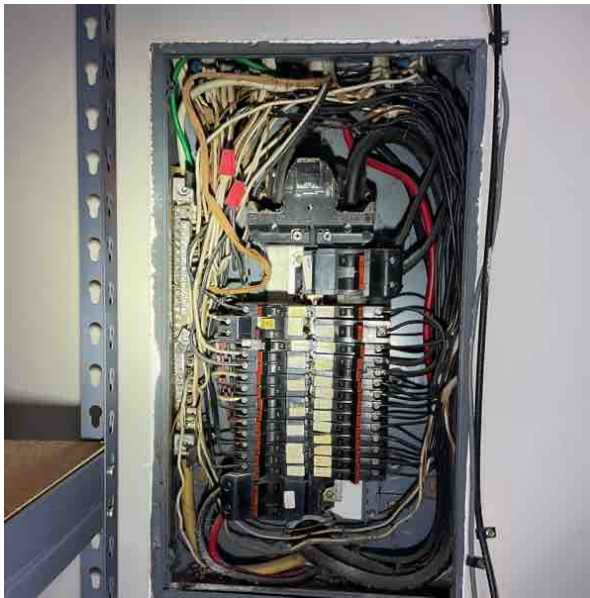
9.5.2 The service panel was made by Federal Pacific and is the Stab-lok model. Federal Pacific Stab-lok model service panels are considered a safety hazard and should be replaced. Recommend correction by a licensed electrician for electrical safety. (Garage)



9.5.3 There were openings in the electrical panel, which is also known as knockouts or breakers missing. The openings in panels should be covered in order to prevent electrical shock. It is recommended that a licensed electrician correct the missing breakers or knockouts in the electrical panel for electrical safety. (Garage)



9.5.4 The distribution panel temperatures were within normal ranges. See the thermal image below. (Garage)



9.6 Sub-Panel(s)

☑ Breakers

9.6.1 Inspected

9.6.2 The individual breakers at the service panel cabinet were not labeled. The individual breakers should be labeled so that in an emergency, it can be quickly shut off. Recommend identifying the individual circuits.

(Crawlspace)



9.6.3 The neutral and ground conductors were connected in the sub-panel. This is not allowed in generally accepted electrical practices except in the service main panel. It is recommended to have a qualified electrician correct the panel wiring as required for electrical safety. (Crawlspace)

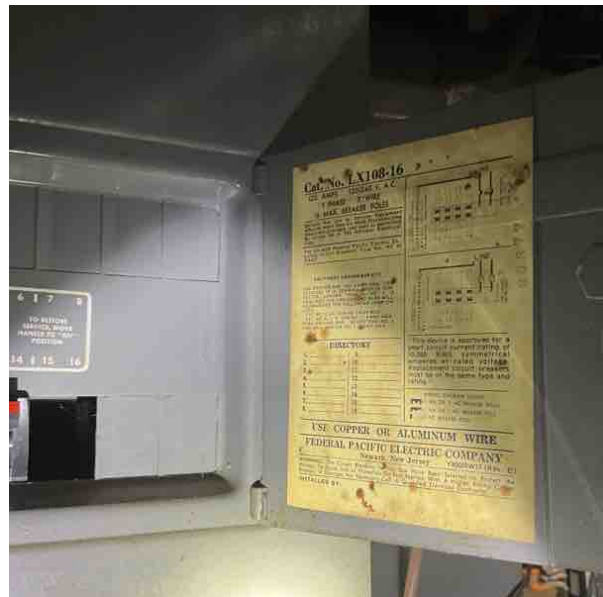


9.6.4 Example photo of sub panel with cover removed. **(Crawlspace)**

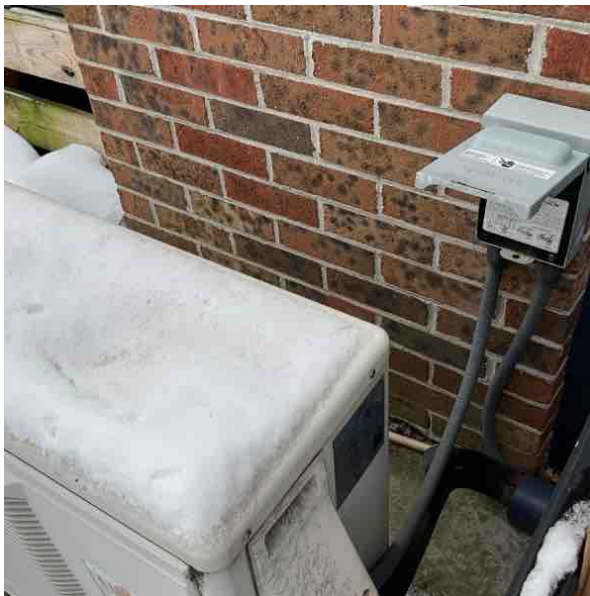


9.6.5 The subpanel was made by Federal Pacific and is the Stab-lok model. Federal Pacific Stab-lok model service panels are considered an electrical safety hazard. The panel cover was not removed due to known issues with this type of panel. Additionally, there were loose wires, and missing knockouts. This is an electrical safety hazard and it is recommended to have the panel corrected by a licensed electrician for electrical safety. **(Crawlspace)**

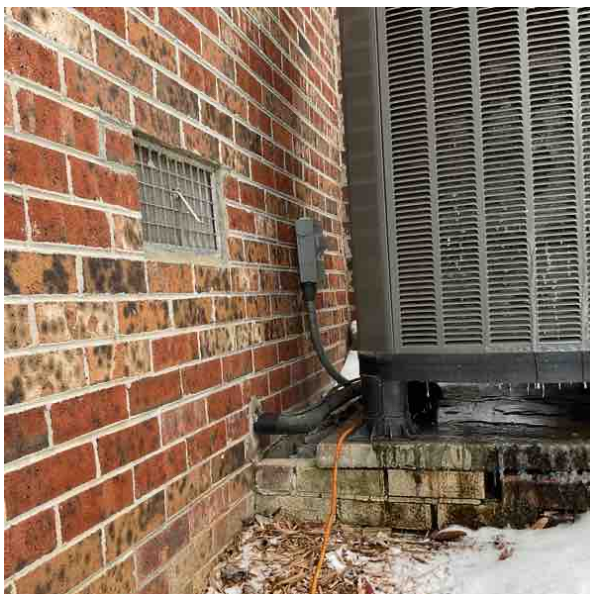




9.6.6 The HVAC service disconnect was located within line of sight of the unit as required. **(Exterior Back)**



9.6.7 The HVAC service disconnect was located within line of sight of the unit as required. **(Exterior Back)**

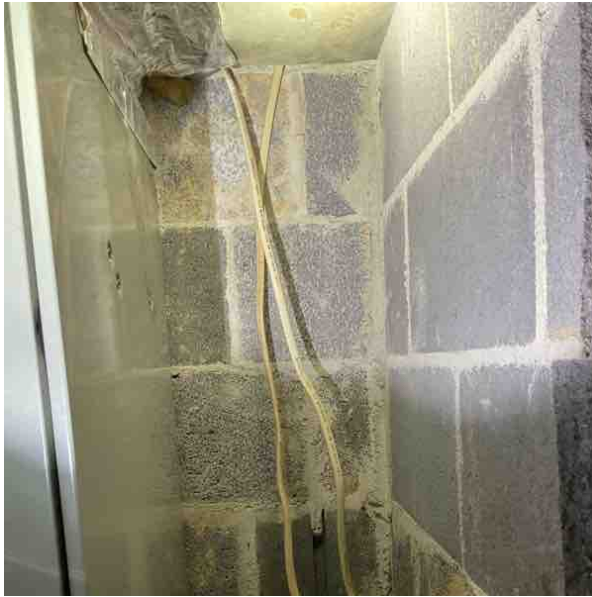


9.7 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

9.7.1 Inspected

9.7.2 The branch circuit wiring is loose / not secure. A qualified electrician should correct as required for electrical safety. **(Crawlspace)**

**9.8 Lighting / Ceiling Fan(s)****9.8.1 Tested**

9.8.2 A ceiling light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor. **(Kitchen)**



9.8.3 The cover plate was the wrong type and had a missing switch. It is recommended to replace the cover as needed. **(Entryway)**



9.9 Exhaust Fan(s)

9.9.1 The bathroom did not have a mechanical exhaust vent. The bathroom had an operable window. Recommend monitoring for moisture or installing an exhaust vent to protect the interior surfaces from moisture damage. **(Primary Bathroom)**

9.10 GFCI Devices

- ☑ The home was equipped with Ground Fault Circuit Interrupter (GFCI) protection in the appropriate areas (except where specifically noted).

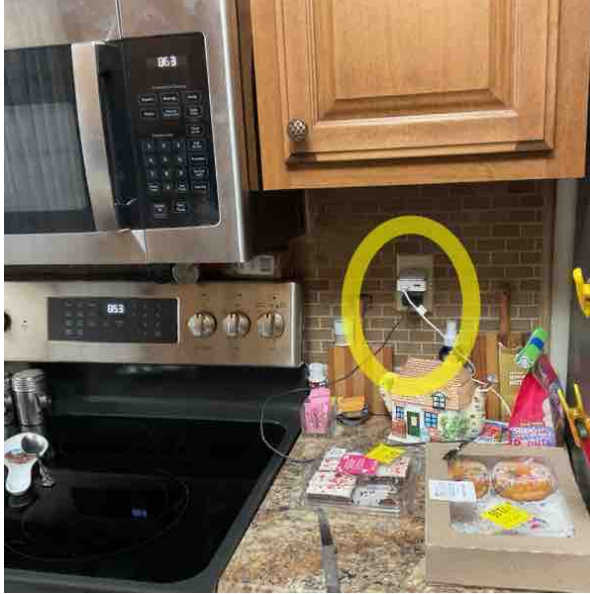
9.10.1 Tested

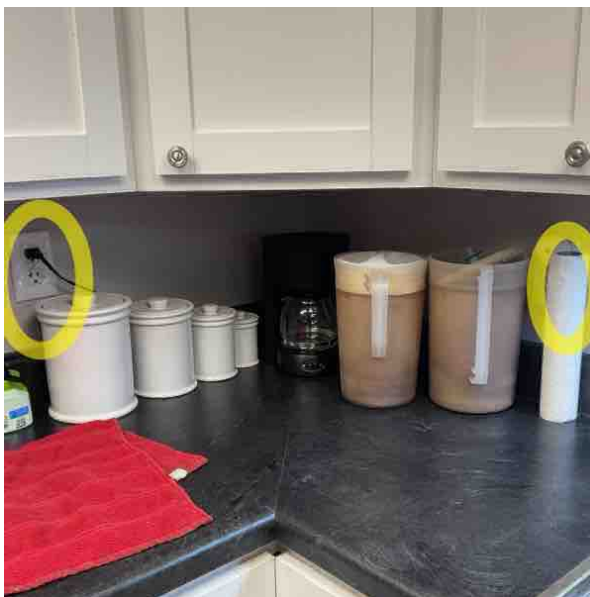
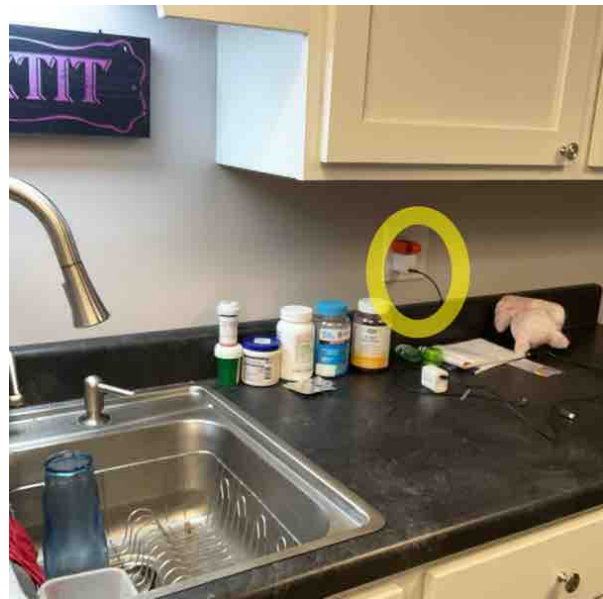
9.10.2 The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors. When the amount going differs from the amount returning by approximately 5 milliamperes, the GFCI interrupts the current.

It is important to regularly test the GFCI protection to ensure that it is functioning properly, and to promptly repair or replace any non-functioning or faulty GFCI receptacles. Whether you have a receptacle or circuit breaker GFCI, pushing the TEST button should turn off the power to the circuit. For the receptacle-type GFCI, pushing the TEST button should cause the RESET button to pop up. (Remember to push the RESET button to re-establish power and protection.) For the circuit breaker-type GFCI, pushing the TEST button should cause the handle to move to the tripped position. (Remember to reset the handle to re-establish power and protection.)

9.10.3 There were electrical receptacles located in potentially damp areas, such as bathrooms, kitchens, and outdoors, that do not have Ground Fault Circuit Interrupter (GFCI) protection. GFCI receptacles are required in areas where water or moisture may come into contact with electrical devices. It is recommended that a licensed electrician upgrade these receptacles to GFCI-protected devices to ensure the safety of the property's occupants and guests.

- Basement Kitchen
- Basement bathroom
- Kitchen





9.11 AFCI Devices

⊙ The main electrical service panel did not contain Arc Fault Circuit Interrupters.

9.11.1 The purpose of AFCI (Arc-Fault Circuit Interrupter) breakers is to protect the home's electrical system and the occupants from the dangers of arc faults. Arc faults are dangerous electrical incidents that occur when electricity jumps, or arcs, from one conductor to another creating a spark that can ignite surrounding materials and start a fire.

AFCI breakers are designed to detect these arc faults and interrupt the electrical flow before it becomes a hazard. This type of breaker works by constantly monitoring the electrical current flow in a circuit and, if an arc fault is detected, the breaker trips, shutting off power to the circuit. This can prevent the potential ignition of surrounding materials, such as wood, paper, or other flammable substances, reducing the risk of a fire in the home.

9.12 Smoke Alarms

- ✓ Tested
- ✓ The home had smoke alarms present.

9.12.1 The following rooms have an installed smoke detector:

- Basement Bedroom
- Basement Family Room



9.12.2 The following rooms DO NOT have an installed smoke detector:

- Basement Closet
- Basement Kitchen
- Basement bathroom
- Crawlspace
- Entryway
- Front-Corner Bedroom
- Front-Middle Bedroom
- Garage
- Hallway
- Hallway Bathroom
- Kitchen
- Living Room
- Primary Bathroom
- Primary Bedroom
- den

9.12.3 Smoke alarms play a critical role in detecting the presence of smoke or fire, providing early warning and allowing occupants to evacuate the building before the fire spreads.

The National Fire Protection Association (NFPA) recommends:

- Testing and Maintenance: Regular testing and maintenance of smoke detectors are crucial. Ensure that detectors are tested monthly, and batteries should be replaced at least once a year.
- To consider upgrading to 10-year sealed battery models to eliminate the need for annual battery changes.
- Whenever possible, interconnect smoke detectors so that when one detector is triggered, all interconnected detectors sound simultaneously. This ensures that occupants are alerted regardless of their location in the home.
- The use of photoelectric smoke detectors for their effectiveness in detecting smoldering fires. Consider replacing existing ionization detectors with dual-sensor or photoelectric models for enhanced protection.

The National Fire Protection Association (NFPA) recommended smoke detector locations:

- In Bedrooms: Install a smoke detector in each bedroom, ensuring that occupants are alerted to a fire when asleep.
- Outside Bedrooms: Place smoke detectors in the hallway or area just outside each sleeping area.
- On Every Level: Install smoke detectors on every level of the home, including the basement. This ensures coverage throughout the entire residence.
- In Hallways: For homes with bedrooms located in separate areas, place detectors in hallways leading to sleeping areas.
- Near Stairways: If the home has multiple levels, install a smoke detector near the top of each stairway.
- In Living Rooms/Family Rooms: Place smoke detectors in common areas where family members spend a significant amount of time.
- Near Kitchens: Install a smoke detector near the kitchen but avoid placing it too close to cooking appliances to minimize false alarms. Consider using a photoelectric detector in this area.
- In Basements: Ensure there is a smoke detector in the basement, particularly if it's a living space.
- In Utility Rooms: If the home has a utility room, install a smoke detector in this area, but avoid placing it too close to appliances to prevent false alarms.
- In Garages: If the garage is attached to the home, install a smoke detector inside the entryway to the home from the garage.
- High Mounting: Mount smoke detectors on the ceiling or high on the walls, as smoke rises, increasing the chances of early detection.

Always refer to the specific guidelines provided by the smoke detector manufacturer, as recommendations may vary slightly. It is advised to consult with a qualified electrician or fire safety professional for the installation of interconnected smoke detectors and any necessary upgrades.

9.12.4 The smoke detector was chirping. This chirping sound is an indication of a malfunction or low battery and is a potential safety concern. It is recommended that the battery be replaced or the unit be evaluated to determine if it is functioning properly for the safety of occupants and guests. (Basement Family Room)

9.13 Carbon Monoxide Alarms

- ☑ The home had carbon monoxide alarms present.

9.13.1 Tested

9.13.2 Carbon monoxide detectors are essential for early detection, providing a crucial layer of protection against this silent threat by providing early warning and allowing the occupants to evacuate the building before the CO levels become dangerous. Carbon monoxide (CO) is a colorless, odorless gas that can be deadly when inhaled.

The National Fire Protection Association (NFPA) recommends:

- That CO alarms are installed on every level of the home, including basements and attics, as well as outside sleeping areas.
- To consider upgrading to an interconnected system. Interconnected detectors ensure that when one detector senses elevated CO levels, all interconnected detectors activate, providing a comprehensive warning throughout the home.
- To consider installing combination smoke and carbon monoxide detectors. These devices provide dual protection, detecting both smoke and CO in a single unit.
- To consider installing additional detectors in areas with fuel-burning appliances such as the kitchen and utility rooms. This ensures comprehensive coverage and early detection.
- Test CO detectors monthly and replace the batteries annually. Consider upgrading to models with sealed, long-life batteries for added convenience.

9.13.3 The following rooms have an installed carbon monoxide detector:

- Basement Bedroom
- Basement Family Room

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 Limitations

- △ Limitation: Heat pump could not be checked in air condition mode, due to exterior temperature at time of inspection. Manufacturers recommendation is not to operate heat pumps in air conditioning mode when temperatures are 65 degrees or below.

10.2 HVAC General Comments

- ☑ The home did not have an installed heating / cooling source in each room.

10.2.1 Defects or failure of HVAC equipment can happen anytime, without warning, including the day after the inspection. We recommend that you have all HVAC equipment cleaned and serviced at least twice a year for optimum efficiency. Regular service is very important for efficient operation and to achieve maximum service life. Most air conditioning units and heat pump compressors carry manufacturers' warranties of no more than 5 years. The report should not be read as prediction of the remaining life span of the HVAC system. The average life span of HVAC equipment range a from 10-15 years. Some last longer, some break down sooner. We recommend protection against HVAC system mechanical failures / breakdowns, by purchasing a home warranty or service contract for installed HVAC systems prior to closing.

10.2.2 There is no heating or cooling supply in the noted rooms. A qualified HVAC contractor should further assess and install where required for improved comfort.

- Basement Bedroom
- Basement Kitchen
- Basement bathroom

10.3 Thermostat(s)

☑ Digital

10.3.1 The thermostat was tested and was functional. See thermal images below: **(Hallway)**



10.4 Energy Source(s)

- ⊙ Electricity

10.5 AC / Heat Pump System(s)

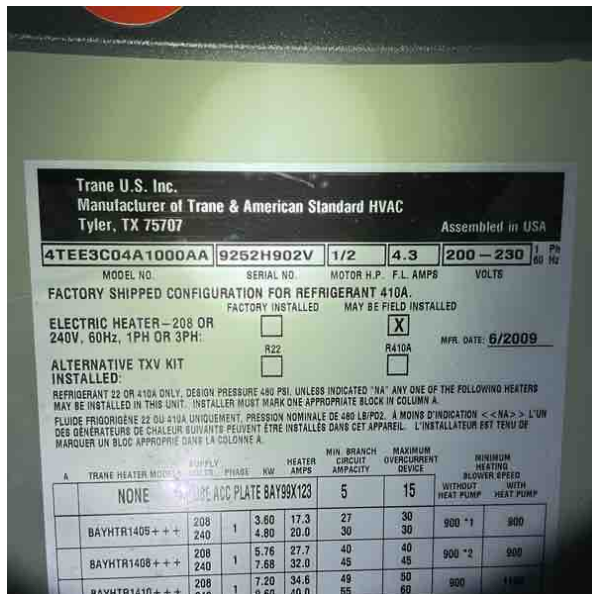
- ⊙ The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

10.6 Heat Pump(s)

10.6.1 Inspected / Tested

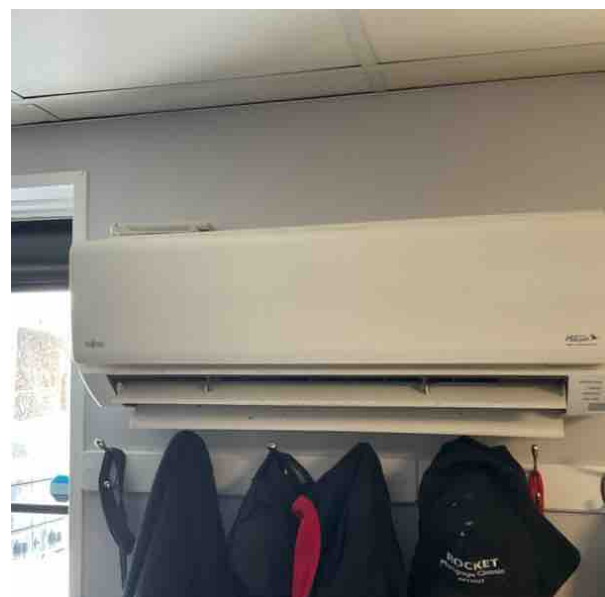
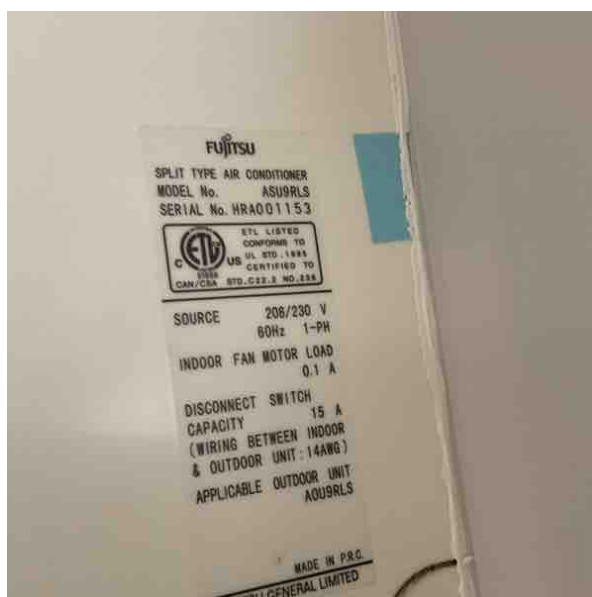
10.6.2 Split system electric heat pump air handler

- Manufacturer: Trane
- Mfg Date: 2009
- located: **(Crawlspace)**



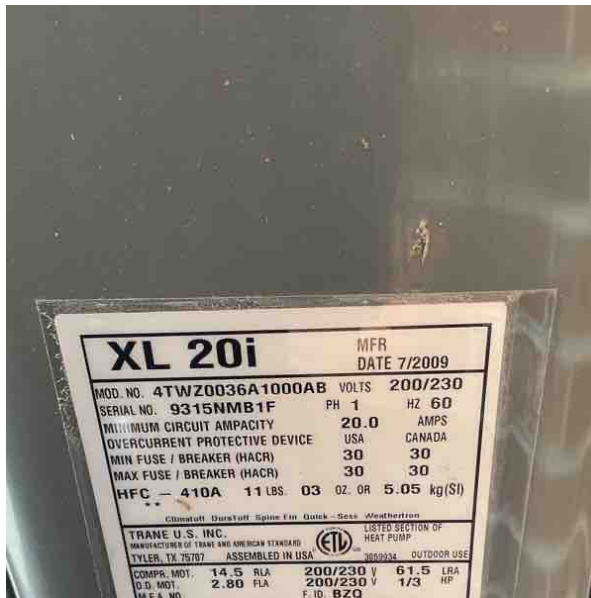
10.6.3 Ductless Mini split

- Manufacturer: Fujitsu
- Mfg Date: Unknown. It is recommended to contact the manufacturer.
- located: **(Basement Family Room)**



10.6.4 Split system electric heat pump condensing unit

- Manufacturer: Trane
- Mfg Date: 2009
- located: **(Exterior Back)**

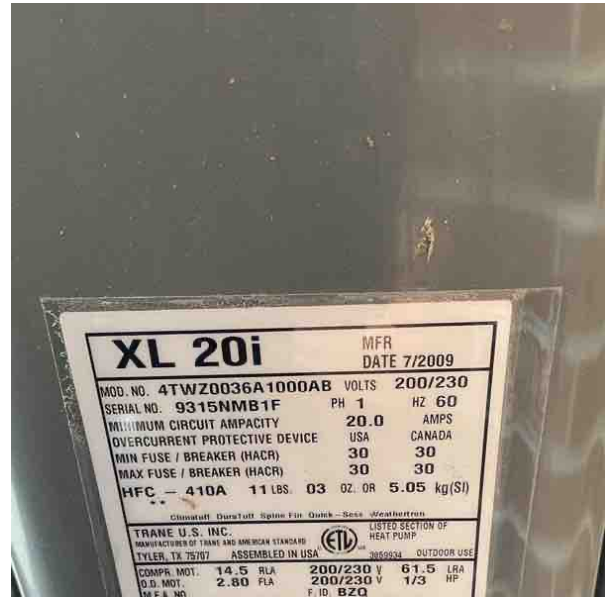


10.6.5 Heat pump

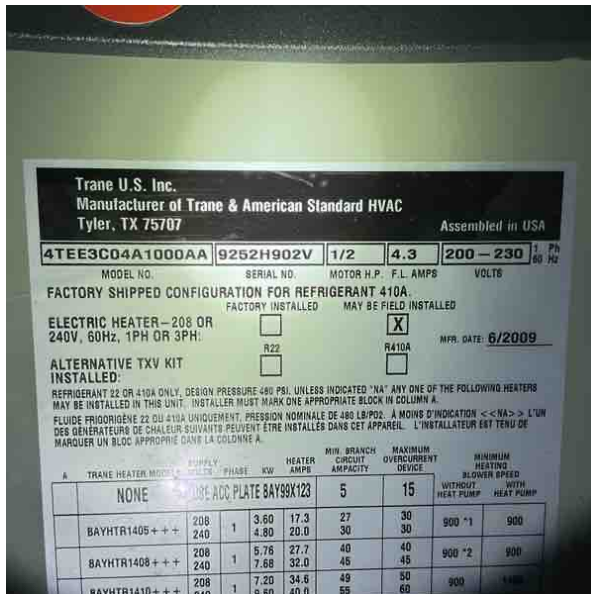
- Manufacturer: Fujitsu
- Mfg Date: Unknown
- located: **(Exterior Back)**



10.6.6 The HVAC system was 15 years old. The life expectancy for similar units is 15 years. Although it is impossible to determine when a HVAC system may fail, due to the age of the system and current condition of unit, it is recommended to have a further evaluation, service, and cleaning by a qualified HVAC contractor. If a recent service has been provided, it is recommended to obtain a copy of the service work order. Recommend maintaining a maintenance service agreement for ongoing repair costs, and to consider obtaining a home warranty covering HVAC systems. (Exterior Back)



10.6.7 The HVAC system was 15 years old. The life expectancy for similar units is 15 years. Although it is impossible to determine when a HVAC system may fail, due to the age of the system and current condition of unit, it is recommended to have a further evaluation, service, and cleaning by a qualified HVAC contractor. If a recent service has been provided, it is recommended to obtain a copy of the service work order. Recommend maintaining a maintenance service agreement for ongoing repair costs, and to consider obtaining a home warranty covering HVAC systems. (Crawlspace)



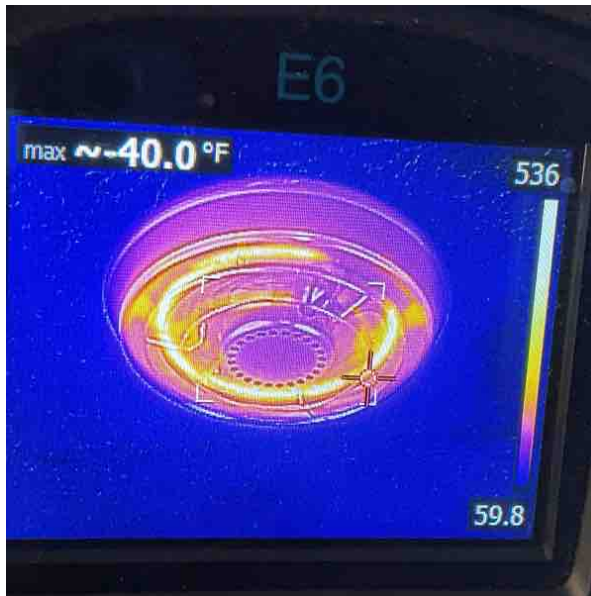
10.7 Electric Heating System(s)

☒ Radiant

10.7.1 Inspected

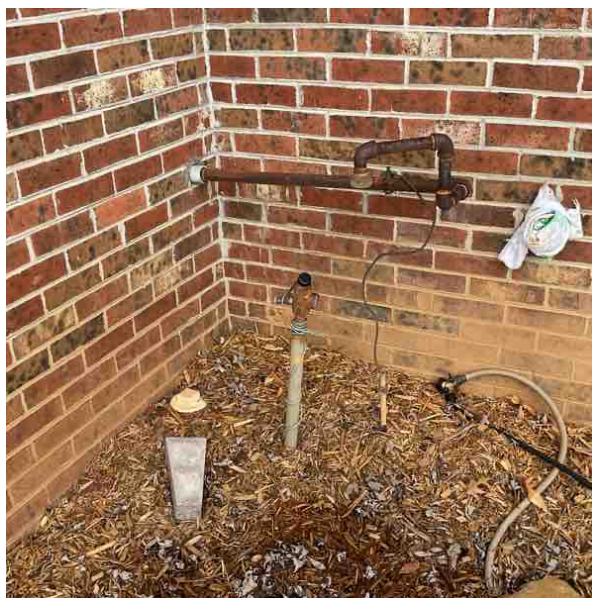
10.7.2 Tested

10.7.3 The bathroom heater was scanned with an infrared camera. See thermal images below. **(Primary Bathroom)**



10.8 Natural Gas Piping

10.8.1 There were indications of a previously installed natural gas service. **(Exterior Front)**



10.9 Filter

- ☑ Air filter exchange is located in hallway.

10.9.1 Recommend changing air filter approximately every 30 days or per manufacturers recommended replacement intervals. **(Hallway)**



11.0 PLUMBING SYSTEM

11.1 Plumbing General Comments

11.1.1 Limitations: Concealed portions of the plumbing system could not be inspected, including the subterranean systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems. Plumbing components continuing through foundation / flooring and walls could not be visually inspected at time of inspection. Plumbing was inspected under sinks and where visible.

11.2 Water Main

- ☑ Main water shut-off valve is in the crawlspace.
- ☑ Pressure regulator valve (PRV) was located at the water main.

11.2.1 Inspected

11.2.2 Main Shut Off Valve Location: **(Crawlspace)**



11.3 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ PEX Tubing PEX tubing is made from crosslinked HDPE (high density polyethylene) polymer. The HDPE is melted and continuously extruded into tube. PEX plumbing has been in use in Europe since about 1970, and was introduced in the U.S. around 1980. The use of PEX has been increasing ever since and is the most common plumbing piping in our area now.

11.3.1 Inspected

11.4 Drain, Waste, and Vent Piping

- ☑ PVC

11.4.1 Inspected

11.5 Water Heating Equipment

- ☑ Storage tank hot water system.
- ☑ Fuel source is electricity.
- ☑ 50 Gallon

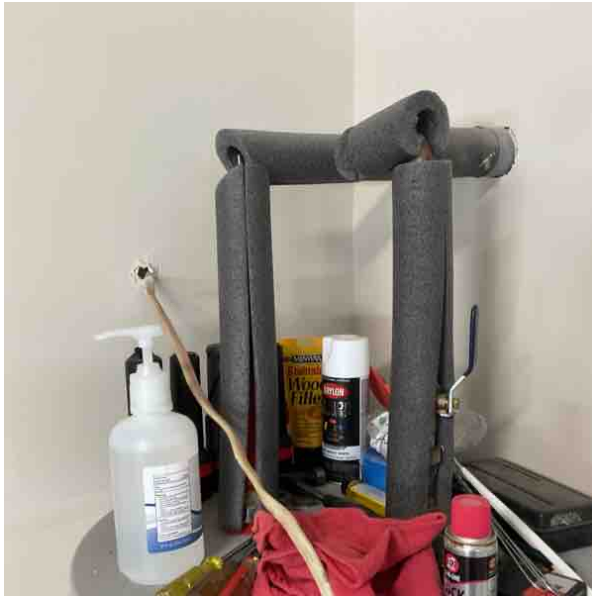
11.5.1 Inspected / Tested

11.5.2 Safety Tip: There is a risk of scalding from hot water, especially with young children and senior citizens. Water heater thermostat should be set no higher than 120F to help prevent accidental scalding, severe burns, etc.

11.5.3 **The water temperature was too high. There is a risk of scalding when the temperature is higher than 120F. Recommend correction/ adjusting the water temperature by a licensed plumber for safety.**



11.5.4 The PEX piping at the water heater did not have proper clearances from the water heater. PEX must be kept at least 18 inches away from the top of a water heater. Recommend correction by a qualified plumber to prevent water related damage to interior surfaces. **(Garage)**



11.5.5 The water heater did not have a thermal expansion tank. This configuration does not offer the interior plumbing fixtures protection from thermal expansion. Installation of a thermal expansion tank is now required when replacing the water heater. Recommend installation of an expansion tank by a licensed plumber. **(Garage)**



11.6 Hose Bib(s)

11.6.1 The exterior hose bibs were inspected but not tested due to outside temperature..

11.6.2 Hose bib locations: (Exterior Front)**11.7 Sink(s)**

11.7.1 The sink(s) were inspected and operated.

11.7.2 **The hot water valve handle was missing. Recommend correction by a licensed plumber to restore functionality. (Kitchen)**



11.7.3 The sink drain pipe has a flexible section. These are more prone to leaks, clogging and slow drains than standard smooth piping. The trap was functional. Recommend monitoring for slow drains and correction as needed by a licensed plumbing contractor.

- Basement Kitchen
- Hallway Bathroom



11.7.4 There was what appeared to be silicone caulk covering the trap. This is not common and typical and may be an indication of a prior leak. It is recommended to have a further evaluation and corrections as needed by a qualified plumber to prevent any possible leaks. **(Basement Kitchen)**



12.0 INTERIOR

12.1 Interior General Comments

12.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Carpeting, window treatments / blinds, paint, wallpaper, and other finish treatments are not inspected.
- The operation of a representative sample of windows and doors were tested.

Please also refer to the visual inspection agreement and American Society of Home Inspectors (ASHI) Standards of Practice for a detailed explanation of the scope of this inspection.

12.2 Walls / Ceilings

☑ Drywall

12.2.1 Inspected

12.2.2 Minor cracks and nail pops on interior surfaces occur in all houses; they are typically cosmetic in nature. These cosmetic defects usually are caused by settlement and/or shrinkage of building components. Small defects of this type are not mentioned in the report.

12.2.3 There was indications of a thermal anomaly on the ceiling. The cooler sections of the ceiling were scanned with a moisture meter and measured dry during the inspection. It is recommended to have a further evaluation by a qualified contractor to determine whether repairs are required to prevent water damage. **(den)**



12.3 Doors

12.3.1 The accessible doors were tested.

12.3.2 The door to the garage had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. It is recommended that all deadbolts on egress doors operate from the inside with a lever.

- Garage
- Kitchen



13.0 FIREPLACE(S)

13.1 Fireplace General Comments

- ☑ Factory-built Fireplace

13.1.1 A home inspection does not include a NFPA or Phase 1 inspection of a fireplace. Determining the overall soundness, performance, safety, or efficiency of a fireplace is beyond the scope of a home inspection. Recommend annual fireplace, chimney inspections and sweeps by a certified chimney sweep.

13.1.2 Fireplace-General Photos: **(den)**



14.0 APPLIANCES

14.1 Appliance General Comments

14.1.1 As prescribed in the visual inspection agreement, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. Pillar To Post makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Home Owner's Warranty or service contract be purchased to cover the operation of installed appliances, prior to closing. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance can malfunction at any time.

14.2 Refrigerator

14.2.1 Functioning

14.2.2 The operation of the refrigerator's ice maker was not tested.

14.2.3 The refrigerator was functional. See attached thermal photos. (Kitchen)



14.2.4 Example picture of fridge label plate containing model and serial number. **(Basement Kitchen)**

14.3 Ranges / Ovens / Cooktops

- ⊙ Electric
- ⊙ Convection

14.3.1 Broiler tested

14.3.2 Cooktop tested

14.3.3 Oven tested

14.3.4 The range, oven, and broiler was tested and functional. See attached thermal images. **(Kitchen)**

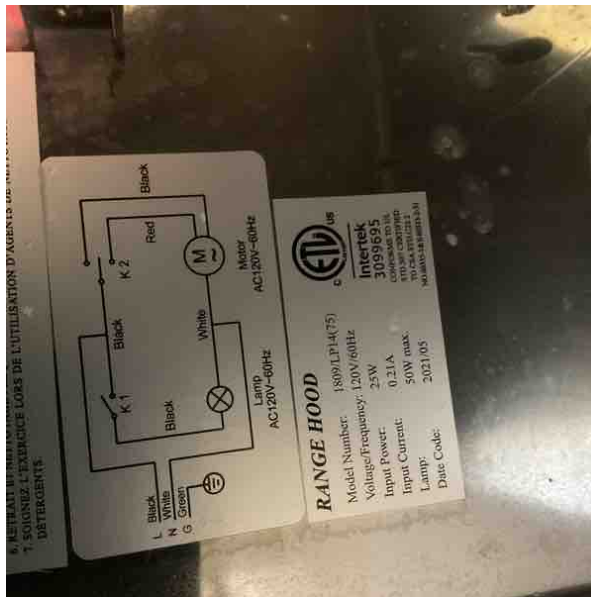


14.3.5 Example photo of range label plate containing model and serial number. **(Basement Kitchen)**



14.4 Range Hood

14.4.1 Tested

14.4.2 Example photos of the label plate containing model and serial number. **(Basement Kitchen)**

14.5 Dishwasher

14.5.1 Tested

14.5.2 Example photo of dishwasher label plate containing model and serial number. **(Kitchen)**

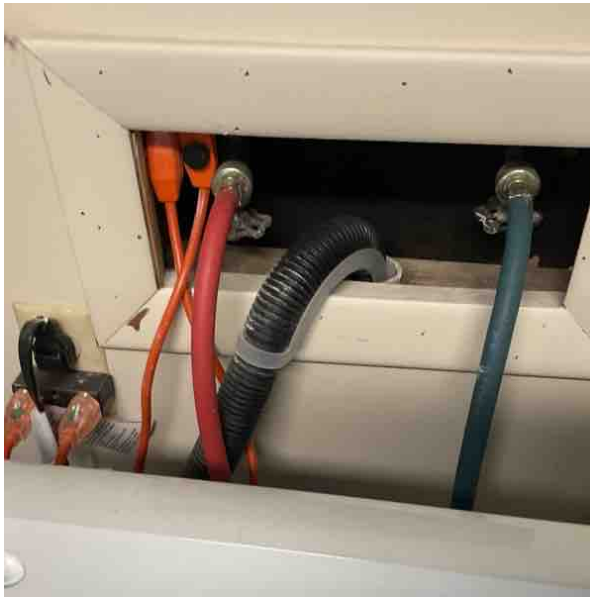
14.6 Microwave Oven

14.6.1 Tested

14.6.2 Microwave was tested and functional at time of inspection. **(Kitchen)**14.7 **Clothes Washer**

14.7.1 The washing machines are considered personal property and were not inspected or tested.

14.7.2 Recommend installing stainless steel braided hoses due to its higher resistance to bursting. **(Garage)**



14.8 Clothes Dryer

14.8.1 The clothes dryers are considered personal property and were not inspected or tested.

15.0 GENERAL COMMENTS ABOUT THIS INSPECTION

15.1 General Comments

15.1.1 This report has been prepared based upon the Standards of Practice established by The State of Tennessee www.tn.gov. and The American Society of Home Inspectors - ASHI® www.ashi.org.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post operated by Cruz enterprises, LLC is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance.

The acceptance of this report by the client acknowledges the clients agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of Cruz Enterprises, LLC, does so at their own risk and by doing so without the consent of Cruz Enterprises, LLC, waives any claim of error or deficiency in the report.

This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central

vacuum systems, sprinkler systems, window treatments / blinds, alarm systems, cable or satellite TV wiring, and timers.

This inspection does not address environmental hazards including: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated Lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards.

This inspection does not address subterranean systems or system components (operational or nonoperational, including: Sewage disposal, Water supply, or Fuel storage or delivery.

Prior to closing, request that the seller provide warranty documentation, instructions and receipts for any installed or remaining systems and appliances.

The Report Summary is provided to allow the reader a brief overview of the Inspection Report. The Report Summary is not all encompassing. Reading the Report Summary alone is not a substitute for reading the Inspection Report in its entirety. The entire Inspection Report, including the Standards of Practice of the American Society of Home Inspectors, limitations, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the Inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components / systems related to these deficiencies noted in the Inspection Report be evaluated / inspected and repaired as required by licensed contractors / qualified professionals prior to end of due diligence period or closing of the home sale.

Please call our office for any clarification or further questions.