DILIGENT

Home Inspection Report

PROPERTY ADDRESS:

2217 Lindell Avenue
Nashville, TN 37204

PREPARED FOR:

DONALD WOOD

INSPECTION DATE:

Wednesday, December 2, 2020

INSPECTED BY:

DILIGENT - Cody Ferrell, #1808

Inspections - Testing - Consulting

DILIGENT
2708 Fortland Drive
Nashville, TN 37206

615.200.8220

www.getdiligent.com

December 2, 2020

Dear Donald Wood,

RE: Report No. 10416
2217 Lindell Avenue
Nashville, TN
37204

Thanks very much for choosing DILIGENT to perform your home inspection and walk with you through this time. We are sensitive to the fact the real estate buying/selling process can be an exciting, but emotional time. Knowing that, first and foremost, we would like to make sure that you have the fullest understanding of the inner-workings of the home. The inspection itself and the attached report comply with the requirements of the TN Standards of Practice, which can be seen at the back of this report, or sourced on the TN.gov website, defines the scope and expectations of a typical home inspection.

Our process is investigative and scientific in nature, but visual and non-invasive. A home inspection can mean different things to different people, and sometimes clients assume that a home inspection will include many things that are beyond the scope. We encourage you to read the TN Standards of Practice and the "What To Expect" letter in the appendix of this report, so that you clearly understand what things are included in the home inspection and report, and that which is not.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

==========

CLUES FOR READING THE REPORT:

- Please read the WHOLE report. Items of importance, and issues needing repair are in the summary section, but helpful information, detailed pictures/diagrams, and other information is in the "body" of the report. The body may even contain some helpful things to monitor or keep an eye on, which may not be an issues currently, but would benefit from home owner vigilance.

- This inspection and this report, at their core purpose, are to find MAJOR defects and issues within the home. Cosmetic issues (paint, staining, nicks, non-structural cracks) are not part of the inspection and will NOT be included in the report. The inspector, however, may choose to point out a few of those things onsite, as a courtesy.

- We attempt to stratify the issues found within the home with a simple 1, 2 or 3 rating system. This is our professional opinion, which carries weight and legitimacy, but is an opinion at the end of the day.

- Level 1's are maintenance items, likely able to be fixed by a home owner or a common handy man and are typically of a lower cost nature.

- Level 2's are medium importance, and often require immediate or nearly immediate attention

- Level 3's are important and/or severe in nature. These items will likely need a construction professional, immediate attention, and will be among the higher costs of home ownership.

- Many of the notes in the report will contain active internet links to 'more information' on a specific issue or system within the house.

- While it may not be expressly mentioned in the report, there are likely MANY things that are RIGHT with the home. The purpose of this report is to isolate the defects and issues within the home, helping the home buyer become educated and getting them into a repaired and healthy home.

==========

Again, thanks very much for choosing DILIGENT to perform your home inspection. Our satisfaction guarantee is simple, if you are not happy, we will return your fee, and work to regain your trust.

Sincerely,

DILIGENT - Cody Ferrell
on behalf of
DILIGENT

DILIGENT
2708 Fortland Drive
Nashville, TN 37206
615.200.8220
www.getdiligent.com

INVOICE

December 2, 2020

Client: Donald Wood

Report No. 10416
For inspection at:
2217 Lindell Avenue
Nashville, TN
37204
on: Wednesday, December 2, 2020

(1500-2000 sq ft) DILIGENT Inspection		$550.00
Radon Level Test (48-72hrs)		$150.00
Termite Inspection		$75.00
	Total	$775.00

PAID IN FULL - THANK YOU!

DILIGENT
2708 Fortland Drive
Nashville, TN 37206
615.200.8220
www.getdiligent.com

This Summary outlines potentially significant issues that should be the main focus during this transaction. Items listed here will include the most important issues found, including issues affecting health and safety. This section is provided as a courtesy and SHOULD NOT be considered a substitute for reading the entire report.

*** Please read the complete document! ***

Some 'minor' issues may not be included in the Summary, but are noted in the full report. The severity of issues and 'defects' is a subjective matter, but at DILIGENT we try to distill what will affect our average client. Additionally, pictures are NOT included in the Summary to streamline the reading of this report, BUT are included in the main body of the report in the corresponding section. Please click the tab at the top of this report to jump to a section.

Also, please feel free to call us at 615.200.8220 or email us if you have any questions, by simply replying to your report email.

Priority Maintenance Items

Structure

FOUNDATIONS \ General notes

Condition: • Several defects were noted in the flooring structure in the dug out basement and crawlspace area. Due to the accumulation of the defects noted it is recommended that the structure be evaluated by a qualified, licensed, structural engineer. The defects noted are as follows:

- Cracks in the foundation wall
- Deflection in the foundation wall
- Splitting of several joists where they were notched to accommodate the ledger strip
- No footings installed under several piers
- Dry stacked piers
- Leaning and racked piers
- Non-standard wooded posts and support beams
- A pier knocked over on its side
- Temporary metal jacks supporting a beam
- Joints in the built up beam not bearing directly over a pier
- Improper shim material

Location: Basement/Crawlspace
Task: Level 3 - Most Important
Time: Level 2 - Recommended Repair

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • Drip, leak

The faucet was leaking around its spout connection. The leak was dripping on the floor of the cabinet. This defect can often be repaired by replacing packing washers or O-rings within the fixture.

Location: Kitchen basin

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

Interior

WINDOWS \ Sashes

Condition: • Inoperable

Some of the windows throughout the house could not be opened with reasonable force. At least one functional window is required in all sleeping areas as a secondary means of egress. For the safety of occupants, it is recommended that necessary egress windows be repaired or replaced to fulfill this requirement. Improvement of non-egress windows is at the discretion of the homeowner.

Location: Locations Throughout House

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

This concludes the Summary section.

The remainder of the report contains DESCRIPTIONS of each of the home's systems and also details any RECOMMENDATIONS we have for improvements. LIMITATIONS that restricted our inspection are included, as well.

The TASK descriptor outlines our judgement of how 'severe', or what the size/scope of the issue may be, while the TIME comment indicates how quickly the defect should be repaired, or the urgency that it should be dealt with.

Each defect in the body of the report is uniquely numbered, with no repeating numbers, throughout the different sections. Additionally, each picture is separately, but uniquely numbered for easy reference and identification when reading. These number do NOT correspond necessarily, but are useful when referencing areas of the report with other parties or for the purpose of composing the Repair Addendum.

Home Improvement - ballpark costs

Description

General: • The roof was estimated visually (or merely by the age of the home itself) to be new or relatively new.

Sloped roofing material: • Architectural • Asphalt shingles

Sloped roof flashing material: • Inspected, if present

Flat roofing material: • Roll roofing

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Overhangs too big or too small

In some areas of the roof, the shingle overhang was insufficient. As a result, shingles are terminating short of the gutters. This can cause rainwater to flow behind the gutters and onto the fascia board instead of into the gutters. Repairs to the shingles by a licensed, qualified, roofing contractor is recommended. Typically, asphalt shingles without drip edge flashings are cut to a depth of approximately 1 to 1 1/2 inches.

Location: Roof - front

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

1. *Overhangs too big or too small*

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

2. Condition: • Loose, damaged, patched, open seams

The apron flashing installed at the base of the dormer was loose, the top edge of the flashing was not sealed, and the fasteners were exposed. Repairs are needed to the flashing to prevent moisture intrusion.

Location: Dormer apron flashing
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

2. *Loose, damaged, patched, open seams*

3. *Loose, damaged, patched, open seams*

SLOPED ROOF FLASHINGS \ Drip edge flashings

3. Condition: • Missing

A section of gutter on the back right corner of the home left the fascia board exposed. Bare wood of the fascia was visible from the exterior. It is recommended for flashing to be installed in this area to prevent moisture from damaging the wood components in this area.

Location: Eaves
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

4. *Missing*

FLAT ROOFING \ Roll roofing

4. Condition: • Openings at seams or flashings

Minor openings were present at the roll roofing edges on the dormer of the home. The roll roofing had separated from the flashing, leaving a vulnerable area for moisture intrusion. It is recommended for repairs to be made to the roofing and flashing.

Location: Dormer - left side

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

5. *Openings at seams or flashings*

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Metal & vinyl

Wall surfaces: • Fiber cement siding • Metal siding

Wall surfaces: • Wall Flashings inspected, if present

Driveway: • Asphalt

Walkway: • Concrete

Porch: • Concrete

Exterior steps: • Concrete

Fence: • Wood

Limitations

Upper floors inspected from: • Ground level

Not included as part of a building inspection:

• Underground components (e.g., oil tanks, septic fields, underground drainage systems)

6. *Underground components (e.g., oil tanks,...*

Environmental issues are outside the scope of a home inspection: • Any home built prior to 1978 has the potential to contain lead-based paint in some portions of the home. Lead-based paint is usually found in exterior siding, trim, doors, and windows. Lead based paint may present with a cracking and alligator-skin aging pattern. To fully verify the presence of lead-based paint, further testing would be necessary by a qualified Environmental Testing Company. It should be noted that an EPA recommended and qualifying repair for a lead-based paint hazard is encapsulation. Encapsulation is the painting over of the lead hazard to ensure that it is locked in and remains inert. Lead-based paint is only a hazard

when it is chalky, crumbly, or powdery; when it is able to be ingested or breathed in.

Recommendations

ROOF DRAINAGE \ Gutters

5. Condition: • Improper slope, ponding

Gutters should be sloped toward downspouts to promote good flow and prevent standing water within the gutter. The gutter on the back of the home was oriented with a high spot in the middle and a downspout on one end. It is recommended for the slope of the gutter to be adjusted to alleviate this issue.

Location: Gutter - back wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

7. *Improper slope, ponding*

6. Condition: • Dirty/debris

Organic debris (leaves, twigs etc.) was present in areas of the the gutter system. This prevents proper flow within the gutters and may result in overflow during heavy rains. Removal of debris is recommended. In heavily treed areas, installation of gutter guards should be considered.

Location: Gutters

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

8. *Dirty/debris*

ROOF DRAINAGE \ Downspouts

7. Condition: • Discharge too close to building

It is a good practice to extend downspouts to allow them to discharge at least 4 to 6 feet away from the home. Moisture collection near the foundation can result in settlement and/or moisture issues beneath the home. Downspout extensions are available at home/hardware stores.

Location: Downspouts

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

9. *Discharge too close to building*

10. *Discharge too close to building*

11. *Discharge too close to building*

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

8. Condition: • Loose or missing pieces

A few sections of the vinyl soffit was loose on the back of the home. The sections should be secured to prevent damage from high winds and pest intrusion.

Location: Back wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

12. *Loose or missing pieces*

13. *Loose or missing pieces*

WALLS \ Flashings and caulking

9. Condition: • Flashings incomplete or ineffective

The top edge of the step flashing is not sealed to the structure. Additionally wood components were visible from the exterior at this location and it appeared that the siding was not completed. It is recommended for this area to be properly sealed to prevent moisture damage.

Location: Dormer
Task: Level 1 - Minor
Time: Level 1 - Repair and Monitor

14. *Flashings incomplete or ineffective*

WALLS \ Metal siding

10. Condition: • Discolored

Organic growth was noted on the metal siding on the right side of the home. This is primarily a cosmetic issue, the siding can be cleaned as regular maintenance to prevent this growth.
Location: Metal siding
Task: Level 1 - Minor

15. *Discolored*

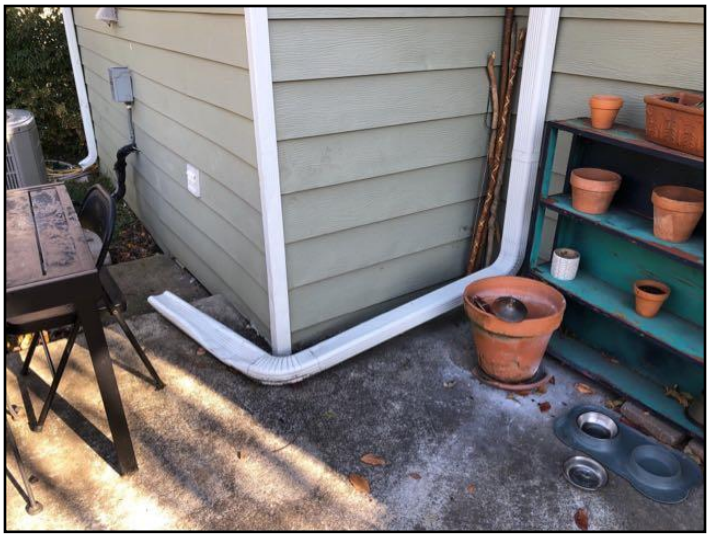
11. Condition: • Too close to grade

The metal siding was installed in contact with the grade on the front porch, back patio and was buried under th

e grade on the left side of the structure. It is recommended to have a minimum of a 1" gap between the siding and any hardscape (concrete, asphalt) surfaces and a minimum of 6" over softscape (soil) to prevent moisture wicking into the structure. Repairs to the siding by a qualified, licensed, professional is recommended.
Location: Front porch, left wall, Back wall
Task: Level 2 - Medium
Time: Level 2 - Recommended Repair


16. *Too close to grade*


17. *Too close to grade*


18. *Too close to grade*


19. *Too close to grade*

12. Condition: • Sizable openings were found in the siding that should be sealed to prevent moisture and pest intrusion.
Location: Right exterior wall
Task: Level 1 - Minor
Time: Level 1 - Repair and Monitor

20. *Openings in siding*

21.

WALLS \ Masonry (brick, stone) and concrete

13. Condition: • Mortar deterioration

Minor mortar deterioration was noted on the front stone columns. It is recommended for the voids to be filled with mortar to prevent further deterioration.

Location: Stone columns

Task: Level 1 - Minor

Time: Level 1 - Repair and Monitor

22. *Mortar deterioration*

23. *Mortar deterioration*

WALLS \ Fiber cement siding

14. Condition: • Too close to grade

Manufacturers commonly recommend that fiber cement siding be installed at least 3-6" above grade and 1" above hardscape (e.g. patios, sidewalks, driveways). The siding/trim at the described location was not installed in accordance with these criteria. Installations such as this can result in mechanical damage to the siding, due to spalling or freeze d

amage in locations where the siding is installed at, near or below grade.
Location: Fiber Cement Siding
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

24. *Too close to grade*

15. Condition: • Unsealed Openings in Siding
It is recommended that any openings or gaps which penetrate the fiber cement siding be sealed with an exterior-grade sealant to deter water intrusion.
Location: Fiber Cement Siding
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

25. *Unsealed Openings in Siding*

16. Condition: • Missing Caulking (or Back Flashing) at Siding Butt Joint

Vertical joints in the fiber cement lap siding were neither caulked nor flashed. According to manufacturers recommendations, either practice is an allowable method of sealing the end joints of the siding. In its current state, the cladding is susceptible to moisture intrusion into the space between the siding and Water Resistant Barrier (WRB). Moisture in contact with the WRB can eventually propagate through the barrier and reach underlying, water-sensitive materials. Additionally, WRB materials tend to degrade when exposed to UV (sunlight). Flashing is typically installed during the installation process and is, therefore, not a viable means of repair. It is recommended that all vertical joints in the siding be caulked with an appropriate sealant. Caulked joints will require periodic maintenance.
Location: Fiber Cement Siding
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

26. *Missing Caulking (or Back Flashing) at...*

17. Condition: • Missing Plinth or Mounting Block
Flashing details at penetrations through the fiber cement siding did not adhere to the manufacturers recommended best practices. This does not necessarily affect the performance of the materials, but does create a need for periodic maintenance. Caulking at the top of vent penetrations should be visually inspected and maintained, as needed, periodically. No current maintenance is needed.
Location: Fiber Cement Siding - penetrations
Task: Level 1 - Minor

27. *Missing Plinth or Mounting Block*

EXTERIOR GLASS/WINDOWS \ Sashes

18. Condition: • Rot

The window sashes on the dormer were soft when probed. This is likely from moisture intrusion. It is recommended to properly flash and seal the area to prevent further deterioration.

Location: Dormer windows

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

28. *Soft*

EXTERIOR GLASS/WINDOWS \ Exterior trim

19. Condition: • Paint or stain needed

Cracking and peeling paint was noted on the wood window trim on the exterior of the home. It is recommended that paint/sealant be applied to prevent deterioration of the wood components.

Location: Second floor - left side
Task: Level 1 - Minor
Time: Level 1 - Repair and Monitor

29. *Paint or stain needed*

DOORS \ General notes

20. Condition: • Paint or stain - deteriorated / missing
The finish on the back door is showing signs of deterioration. Exposed wood to the exterior is susceptible to moisture and insect damage. It is recommended to reseal or stain the front door to prevent deterioration.
Location: Back door
Task: Level 1 - Minor
Time: Level 1 - Repair and Monitor

30. *Paint or stain - deteriorated / missing*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

21. Condition: • Column in Contact with Concrete

The wood column (and trim) are in direct contact with the concrete and without a stand off may experience water damage and rot issues in the future. It is recommended that sealant be applied to protect the base of the column and trim.
Location: Porch
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

31. *Column in Contact with Concrete*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

22. Condition: • Steps or landings settling or heaving
Minor settlement had occurred beneath the concrete steps of the front porch. It is recommended that the resultant gap be sealed to deter moisture intrusion and further settling.
Location: Front porch
Task: Level 1 - Minor
Time: Level 1 - Repair & Monitor

32. *Steps or landings settling or heaving*

33. *Steps or landings settling or heaving*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

23. Condition: • Missing

No handrails were installed on the steps. Modern standards call for graspable, continuous handrails on staircases of four or more risers (steps).

Location: Basement

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

34. *Missing*

24. Condition: • Loose

The guardrail installed around the basement entrance was loose when tested. Upon further inspection the base of the posts were rotten. It is recommended for the posts to be repaired for the guardrail to function properly.

Location: Left exterior wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

35. *Loose*

36. *Loose*

LANDSCAPING \ General notes

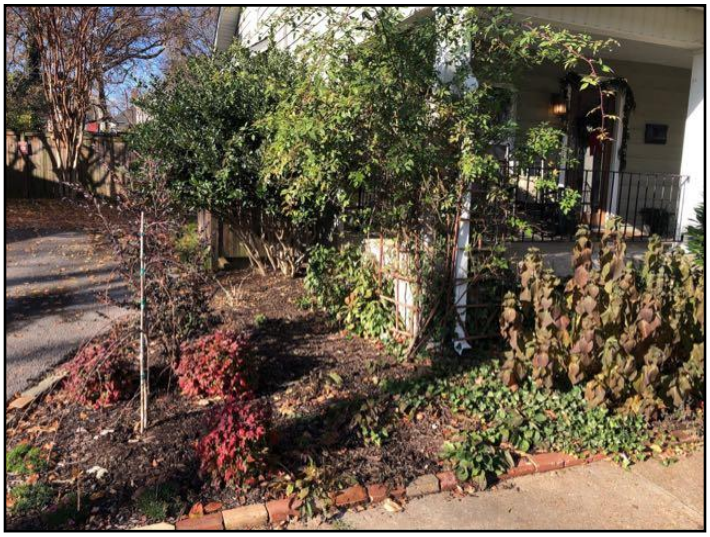
25. Condition: • Trees or shrubs too close to building

Trees and shrubs in contact with the house create easy paths for pests, such as carpenter ants to reach the structure. It is recommended that foliage be trimmed away from the structure.

Location: Exterior

Task: Level 1 - Minor

Time: Level 1 - Repair & Monitor



37. *Trees or shrubs too close to building*

LANDSCAPING \ Walkway

26. Condition: • Cracked or damaged surfaces

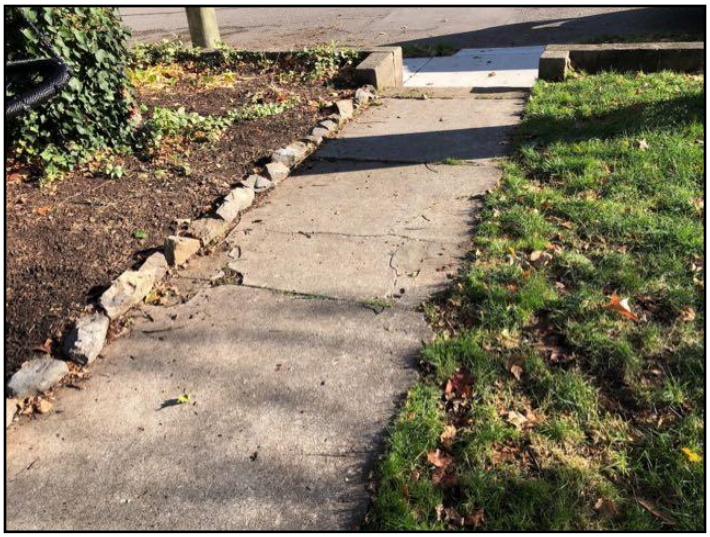
Minor cracking was observed in the walkway. This is primarily a cosmetic issue. Cracks can be filled and monitored for further movement.

Location: Walkway

Task: Level 1 - Minor

Time: Level 1 - Repair & Monitor

38. *Cracked or damaged surfaces*



39. *Cracked or damaged surfaces*

LANDSCAPING \ Patios

27. Condition: • Cracked or damaged surfaces

Minor cracks were observed in the patio slab. Unsealed cracks should be filled and monitored for further movement.

Location: Patio

Task: Level 1 - Minor

Time: Level 1 - Repair & Monitor

40. *Cracked or damaged surfaces*

LANDSCAPING \ Driveway

28. Condition: • Cracked or damaged surfaces

Minor cracking was noted in the concrete driveway. Unsealed cracks should be filled with a proper crack filler and monitored for further movement.

Location: Driveway

Task: Level 1 - Minor

Time: Level 1 - Repair & Monitor

41. *Cracked or damaged surfaces*

Description

Configuration: • Crawlspace

Foundation material: • Masonry block • Stone

Floor construction: • Joists • Masonry columns • Wood columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board) • Subfloor - plywood • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/ceiling joists • Skip sheathing

Limitations

Inspection limited/prevented by:

• Storage

42. *Storage*

43. *Storage*

44. *Storage*

• Insulation

Crawlspace: • Entered but access was limited

Recommendations

CRAWLSPACE \ General

29. Condition: • Minor Microbial Growth

Microbial growth (possible mold) was observed on the floor framing in locations throughout the crawlspace. The growth was minor in nature and consistent with growth found within vented crawlspaces in Middle Tennessee. This minor growth may be an early indicator that the vented crawlspace is not be performing as intended, but it is impossible to tell whether the growth is old or new. Mold remediation is not recommended without first addressing any potential underlying moisture. For further information or a deeper evaluation, please contact the DILIGENT office.

Location: Crawlspace

Task: Level 1 - Minor

45. *Minor Microbial Growth*

46. *Minor Microbial Growth*

FOUNDATIONS \ General notes

30. Condition: • Cracked

Minor step cracking was present in areas of the foundation. The observed cracking was uniform with no signs of lateral movement. Cracks can be filled and monitored for signs of further movement.

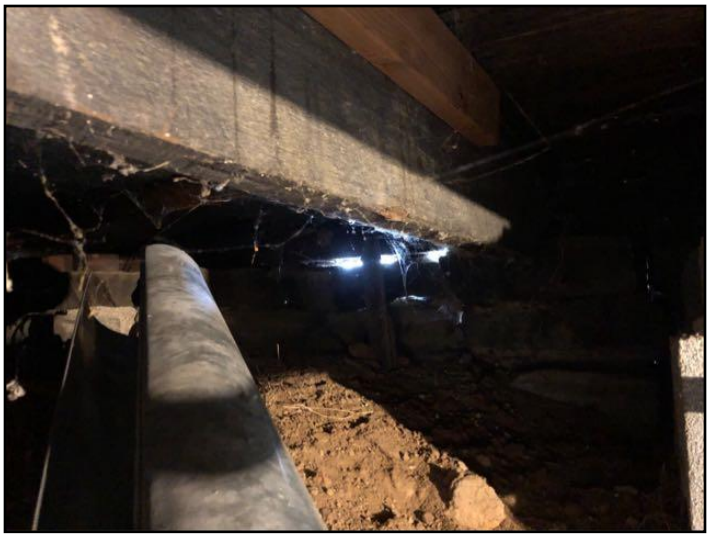
Location: Foundation Wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

47. *Cracked*

31. Condition: • Holes in Foundation Wall
Sizable openings through the foundation wall create an easy path for pest entry. It is recommended that all such openings be sealed with an appropriate sealant for the size of the opening (e.g. expanding foam, exterior-grade caulk, mortar).
Location: Foundation Wall
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair



48. *Holes in Foundation Wall*

32. Condition: • Several defects were noted in the flooring structure in the dug out basement and crawlspace area. Due to the accumulation of the defects noted it is recommended that the structure be evaluated by a qualified, licensed, structural engineer. The defects noted are as follows:

- Cracks in the foundation wall
- Deflection in the foundation wall
- Splitting of several joists where they were notched to accommodate the ledger strip
- No footings installed under several piers
- Dry stacked piers
- Leaning and racked piers
- Non-standard wooded posts and support beams
- A pier knocked over on its side
- Temporary metal jacks supporting a beam
- Joints in the built up beam not bearing directly over a pier
- Improper shim material

Location: Basement/Crawlspace
Task: Level 3 - Most Important
Time: Level 2 - Recommended Repair

49. *Fallen over*

50.

51. *Improper shim and installation*

52. *Temporary jack*

53. *Dry stacked and racked*

54.

55.

56.

57. *Split or damaged*

58. *Prior repairs*

59. *Prior repairs*

60. *Prior repairs*

61. *Prior repairs*

62. *Prior repairs*

63. *Prior repairs*

64. *Leaning*

65. *Prior repairs*

66. *Prior repairs*

67. *Joints not supported*

Description

Service entrance cable and location: • Overhead copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:
• Breakers - combination panel
Laundry area

System grounding material and type: • Not visible

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - all required locations

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Carbon monoxide detectors are recommended for all houses with gas-fired appliances and/or attached garages.

Limitations

System ground: • Continuity not verified

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

33. Condition: • Branches / vines interfering with wires

The service conductors were passing through and in direct contact with tree limbs. Tree limbs should be trimmed back to approximately 5-6' away from service conductors.

Note: Tree trimming around power lines should be performed by a professional tree service.
Location: Service Drop
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

68. *Branches / vines interfering with wires*

34. Condition: • The service conductors are in contact with the roof surface on the right side of the roofing structure. This has caused a few of the shingles to lift. Minor adjustments are needed to prevent further damage to the shingles or the conductor insulation.
Location: Roof - Front right
Task: Level 2 - Medium
Time: Level 2 - Recommended Repair

69.

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

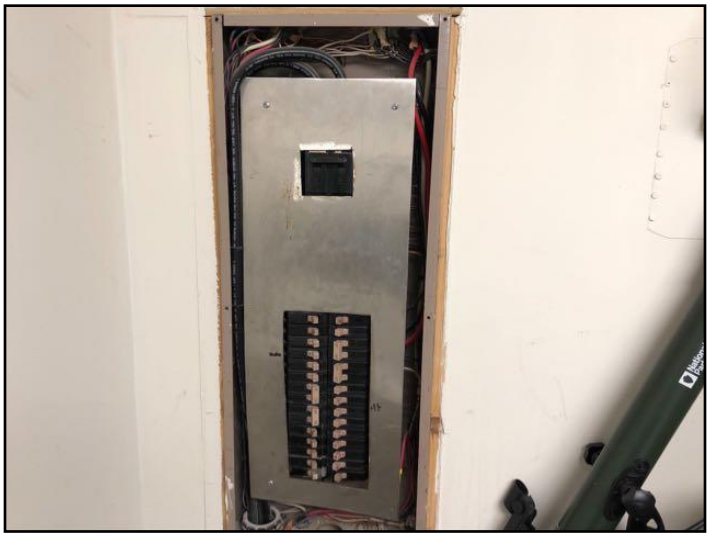
35. Condition: • Mast loose
The service mast was found loose from the side of the home. Bracing the mast was recommended to prevent an electrical hazard.
Location: Right exterior wall

Task: Level 2 - Medium
Time: Level 2 - Recommended Repair

70. *Mast loose*

SERVICE BOX, GROUNDING AND PANEL \ Service box

36. Condition: • The dead front cover installed on the service panel in the laundry area appeared to be fabricated on site and not a manufactured cover for the panel. The cover fit poorly in the opening. Replacement of the cover with one designed for the panel is recommended to prevent unwanted contact with energized conductors.
Location: Service panel
Task: Level 2 - Medium
Time: Level 2 - Recommended Repair

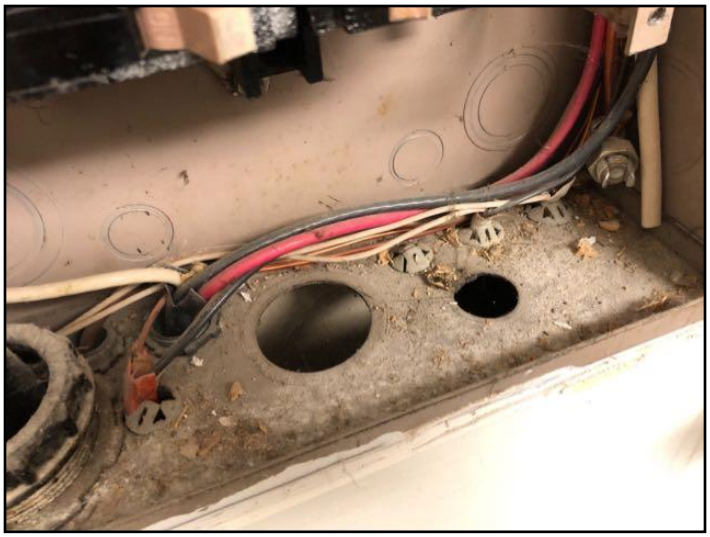


71. *Non standard dead front*

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

37. Condition: • Openings in panel

Openings in the panel should be sealed with a snap-in plug to prevent mice or other pests from entering the panel and making contact with energized conductors. Conductors passing through openings should have a proper strain relief device installed.
Location: Distribution Panel
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair



72. *Openings in panel*

38. Condition: • Improper screws
Fasteners used to secure the dead front cover to the panel should be rated and designed for such use. Appropriate fasteners should have a dull tip and threads to prevent damage to the insulation of conductors within the panel. Damage to insulation is a common source of short circuits within electrical panels.
Location: Distribution Panel
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

73. *Improper screws*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

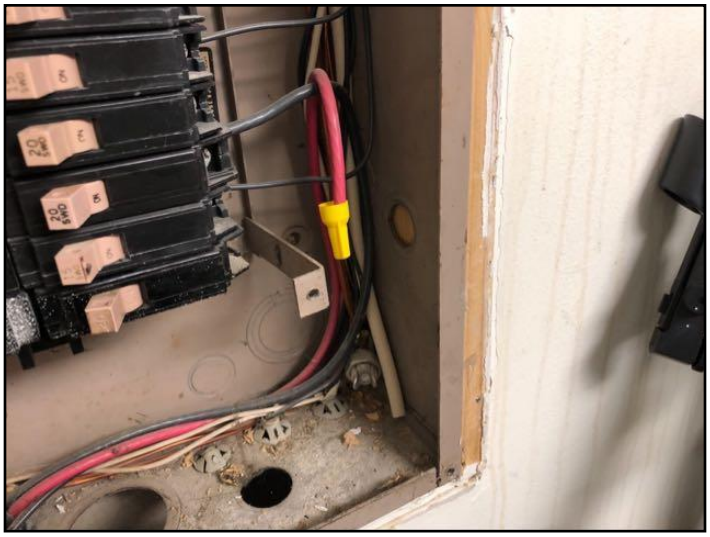
39. Condition: • Abandoned wires in panel

Abandoned wires were noted in the distribution panel. While it is common practice to terminate wires within the panel, wire nuts should be used to properly terminate them.

Location: Distribution Panel

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



74. *Abandoned wires in panel*

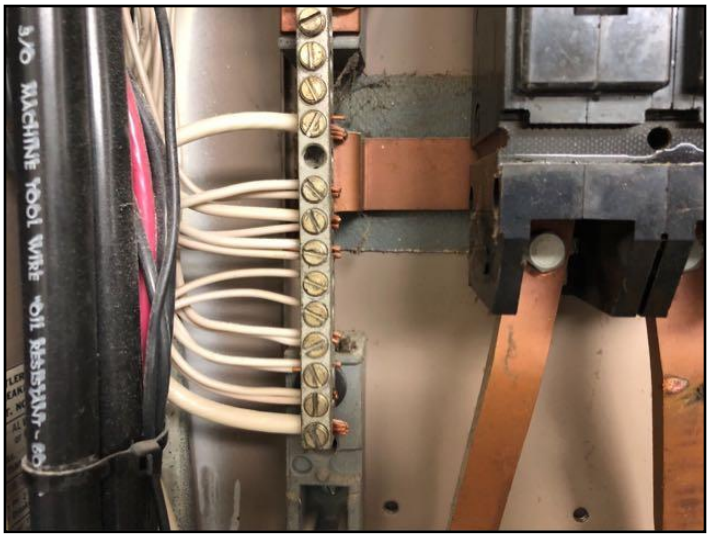
40. Condition: • Double tapped neutrals

Electrical standards require that each neutral conductor be connected to a separate lug (hole) on the neutral bus. This is a commonly found defect due to a lack of clarity in electrical standards throughout the past few decades; however, this requirement has been in place since the mid-60s. Double tapping of neutrals can result in loose connection which are prone to overheating. Additionally, the incorrect practice of double-tapping neutrals makes it difficult for an electrician to isolate a circuit. Repair by a licensed, qualified electrician is recommended.

Location: Distribution Panel

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair



75. *Double tapped neutrals*

DISTRIBUTION SYSTEM \ Switches

41. Condition: • 3-way not working as intended

The switches controlling the lighting fixture were not wired properly for 3-way operation. Both switches had to be switched to turn the lights on.

Location: Back right bedroom

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

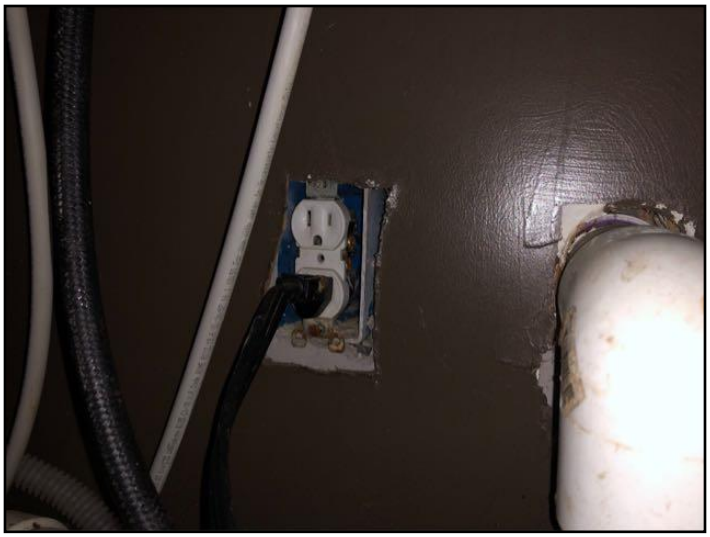
76. *3-way not working as intended*

DISTRIBUTION SYSTEM \ Cover plates

42. Condition: • Missing

A cover plate was missing from a junction box in the kitchen basin cabinet. To prevent accidental contact with energized conductors, it is recommended that appropriate cover plates be installed.

Location: Kitchen cabinet
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair



77. *Missing*

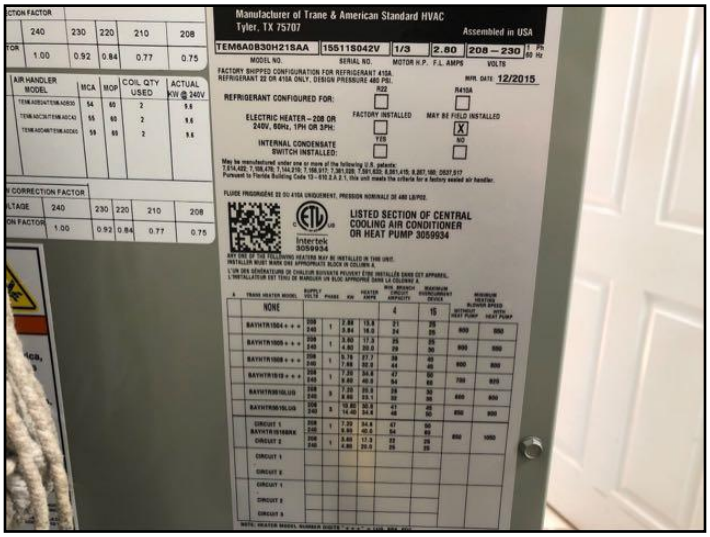
Description

General: • All readily openable access panels were inspected, as present

Furnace manufacturer:

• American Standard

Electric air handler - mfd 2015 - auxiliary heat kit not determined from data plate



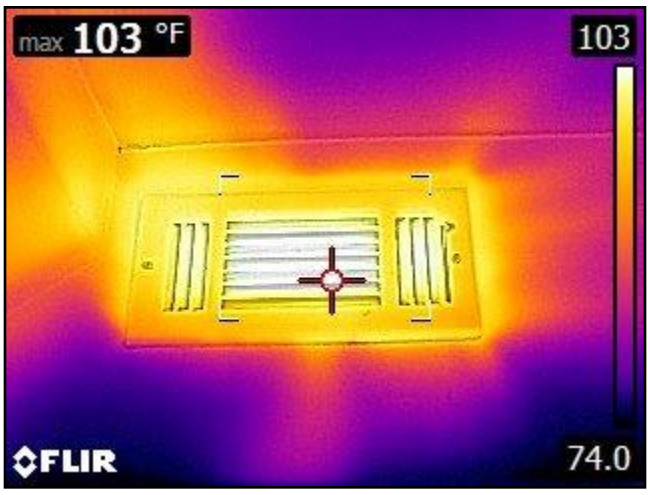
78. *American Standard*

Heat distribution: • Ducts and registers

Main fuel shut off at: • Electrical Panel

Supply temperature:

• Supply Temperature



79. *Supply Temperature*

Fireplace/stove: • All fuel burning appliances, stoves, and fireplace inserts are inspected and described herein, if present.

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Heat exchanger: • Not accessible

Description

General: • All readily openable access panels were inspected, as present

Manufacturer:

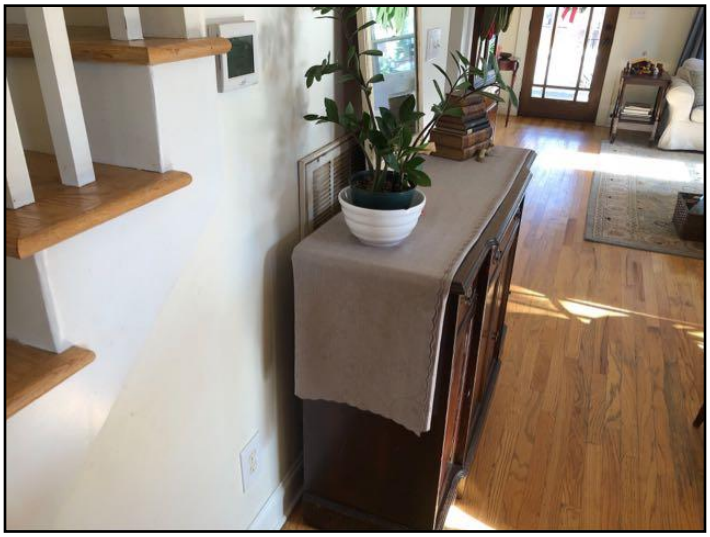
• American Standard
Heat Pump - mfd 2016 - 2.5 tons

80. *American Standard*

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Inspection limited/prevented by: • Lack of access to return plenum



81.

Recommendations

RECOMMENDATIONS \ General

43. Condition: • *NOTE* - The air conditioning was not able to be tested the day of the inspection due to the low outdoor temperature. Damage could occur to the compressor if the condensing unit is operated in temperatures below 60 degrees. As needed or desired, consult with a licensed, qualified HVAC company during the warmer season to operate and inspect the AC related elements. DILIGENT may also be contacted at that time to provide a re-inspection of the AC for a small fee.

AIR CONDITIONING \ Condensate drain line

44. Condition: • Improper discharge point

The condensate lines for the HVAC system were discharging near the home. If a perimeter drain is present, no action is needed. Otherwise, the condensate line should be extended 4-6' from the foundation.

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

82. *Improper discharge point*

AIR CONDITIONING \ Duct insulation

45. Condition: • Incomplete

Microbial growth was noted around a register in the ceiling of the back right bedroom. Microbial growth can form from elevated humidity levels or from moisture presence. Maintenance was needed on duct insulation at boot connections. Uninsulated duct can generate a significant amount of condensation. Insulation should be pulled back into place, if possible, and secured with foil tape or mastic. Otherwise, new insulation can be installed in affected areas. The area measured dry at the time of inspection and is believed to be an intermittent issue. It is recommended to clean the area and to monitor for growth.

Location: Back right bedroom

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

83. *Incomplete*

Description

Attic/roof insulation material: • Glass fiber • Cellulose

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation: • Ridge and soffit vents

Foundation wall insulation material: • None

Floor above basement/crawlspace insulation material: • None

Crawlspace ventilation: • Wall Vents

Vapor barrier: • Partial

Limitations

Attic inspection performed: • From access hatch

Crawlspace inspection performed: • By entering crawlspace

Roof ventilation system performance: • Not evaluated

Recommendations

ATTIC/ROOF \ Hatch/Door

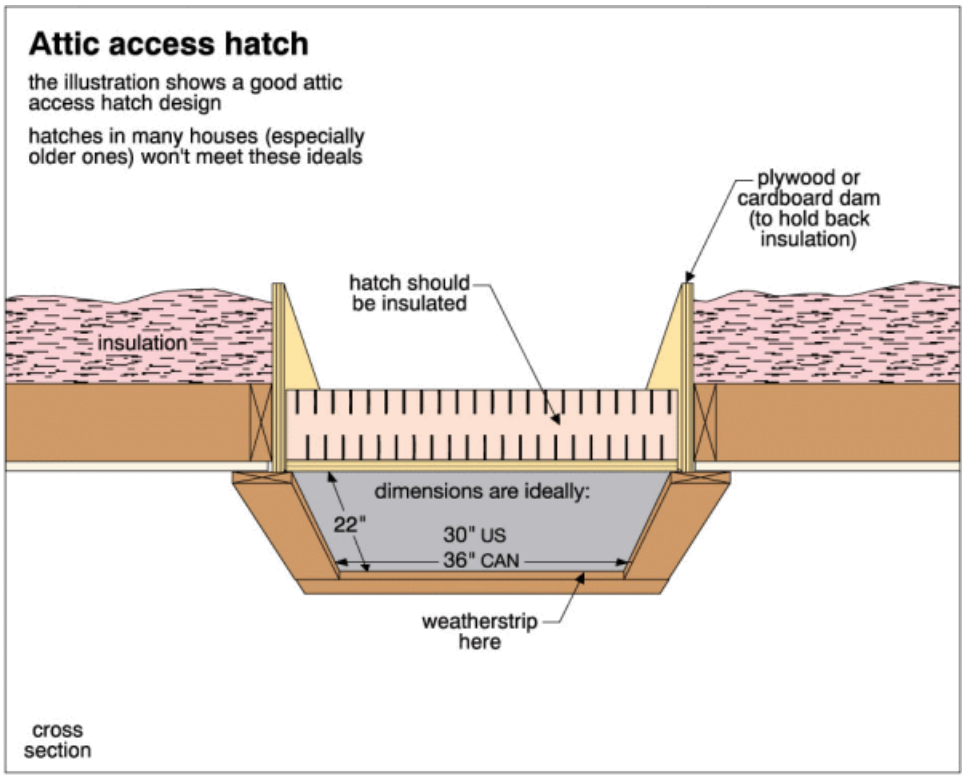
46. Condition: • Not insulated

The attic hatch door was not insulated. Improvements to this area would have a positive effect on energy efficiency.

Location: Attic - hatch door

Task: Level 1 - Minor

Time: Level 0 - Optional Energy Efficiency Upgrade

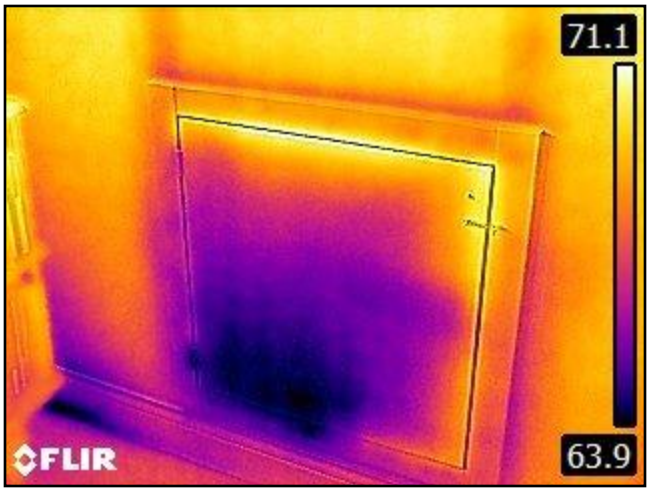


84. *Not insulated*

85. *Not insulated*

86. *Not insulated*

87. *Not insulated*



88. *Not insulated*

FOUNDATION \ Crawlspace floor

47. Condition: • Incomplete vapor barrier

Some areas of the crawlspace were without a sealed, continuous vapor barrier. Without a proper vapor barrier, ground moisture can rise and condense on wood members, HVAC components, plumbing etc. and create conditions conducive to decay, mold growth or Wood Destroying Organisms (WDO).

Location: Crawlspace

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

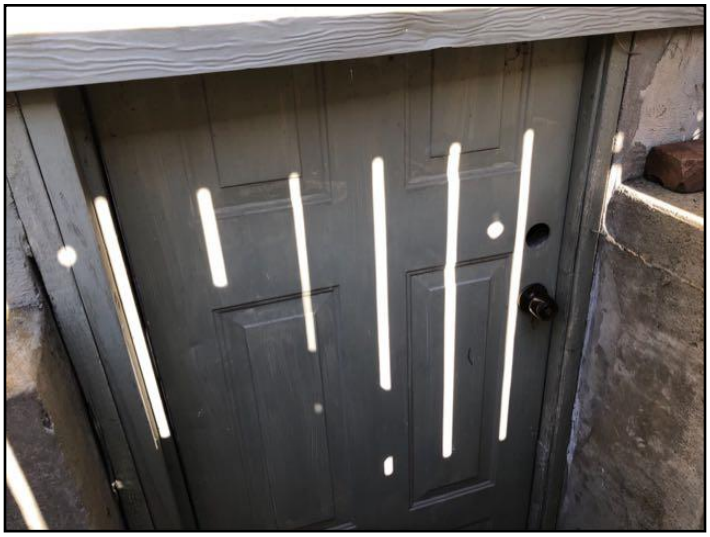
89. *Incomplete vapor barrier*

CRAWLSPACE \ Hatch/Door

48. Condition: • The basement/crawlspace door was poorly secured in its opening. The upper hinge was loose causing the door to bind on its frame. Minor adjustments are needed for the door to open and close properly.

Location: Basement door

Task: Level 1 - Minor



90.

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the:

• Crawlspace

91. *Crawlspace*

92. *Crawlspace*

Water flow and pressure: • Functional

Water heater location: • Crawlspace

Water heater fuel/energy source: • Electric

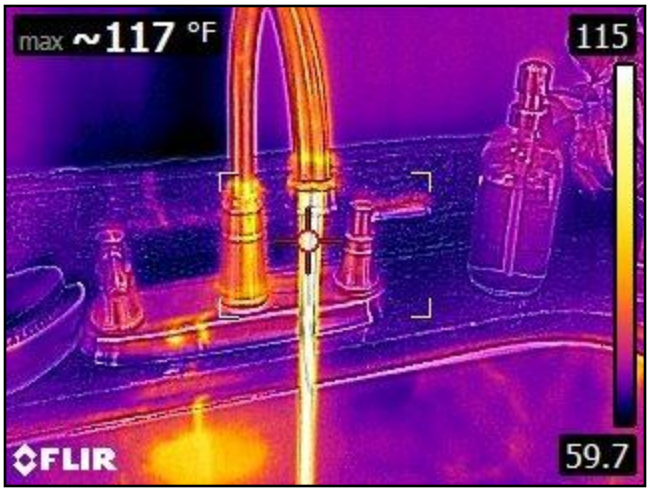
Water heater exhaust venting method: • Electric - no vent necessary

Water heater manufacturer:

• State

Electric water heater - mfd 2017 - 50 gallons

93. *State*



94. *Hot Water Temperature*

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Pumps: • None found in accessible areas

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

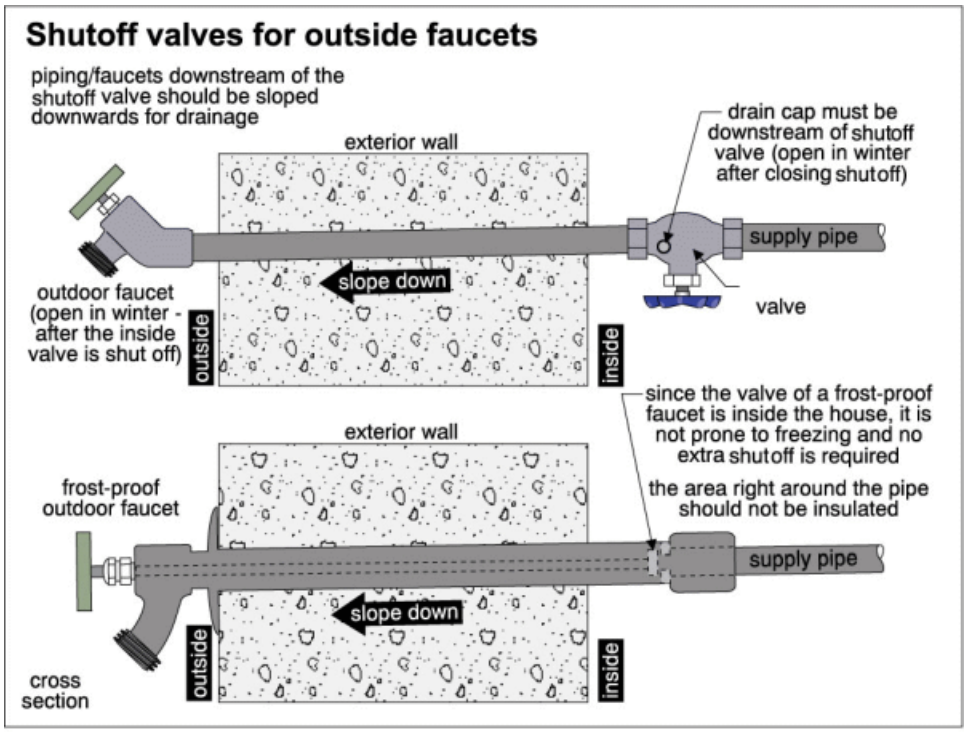
49. Condition: • Loose

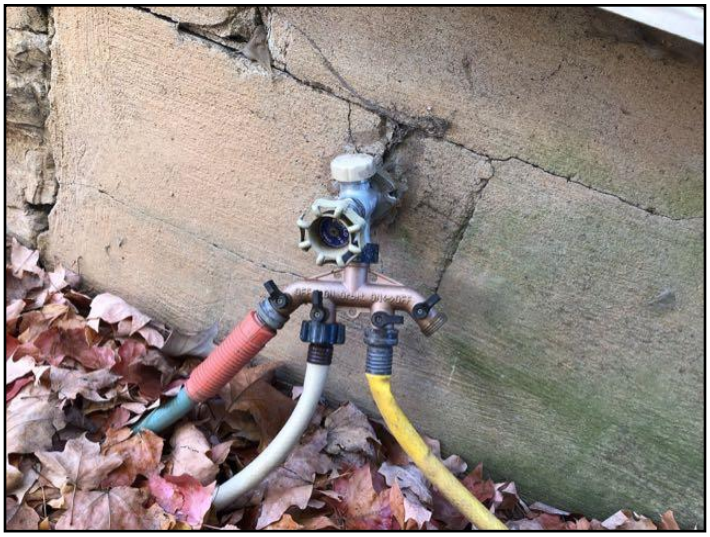
The hose bib was not well-secured to the home. This can cause undue stress on plumbing joints when operated.

Location: Hose bib - right exterior wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair





95. *Loose*

FIXTURES AND FAUCETS \ Faucet

50. Condition: • Drip, leak

The faucet was leaking around its spout connection. The leak was dripping on the floor of the cabinet. This defect can often be repaired by replacing packing washers or O-rings within the fixture.

Location: Kitchen basin

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

96. *Drip, leak*

97. *Drip, leak*

98. *Drip, leak*

51. Condition: • Loose

The faucet was notably loose to the wall. Repetitive movement of the faucet can increase the potential for leakage at supply fittings beneath the fixtures.

Location: First floor bathroom

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

99. *Loose*

100. *Loose*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

52. Condition: • Drain stop ineffective

The drain stop was ineffective at the basin. Minor adjustments were needed in the occupant plans on filling the sink.

Location: Master bathroom

Task: Level 1 - Minor

101. *Drain stop ineffective*

FIXTURES AND FAUCETS \ Bathtub

53. Condition: • Caulking loose, missing or deteriorated

The caulking at the base and tile connection of the bathtub was in need of improvement. These are vulnerable areas that can allow significant water intrusion into the structure. Silicone caulking should be applied to deter water entry.

Location: Bathroom

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

102. *Caulking loose, missing or deteriorated*

103. *Caulking loose, missing or deteriorated*

54. Condition: • Slow drain
The bathtub drained slowly and could not keep up with incoming water flow. This is likely an indicator of an obstruction in waste piping.
Location: Bathroom - first floor
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

104. *Slow drain*

FIXTURES AND FAUCETS \ Shower stall

55. Condition: • Caulking loose, missing or deteriorated
Caulking at the base of the walk-in shower was in need of maintenance in some areas. Water intrusion at these locations can cause decay or mold growth in framing and subfloors, as well as, damage the bond of the tile.

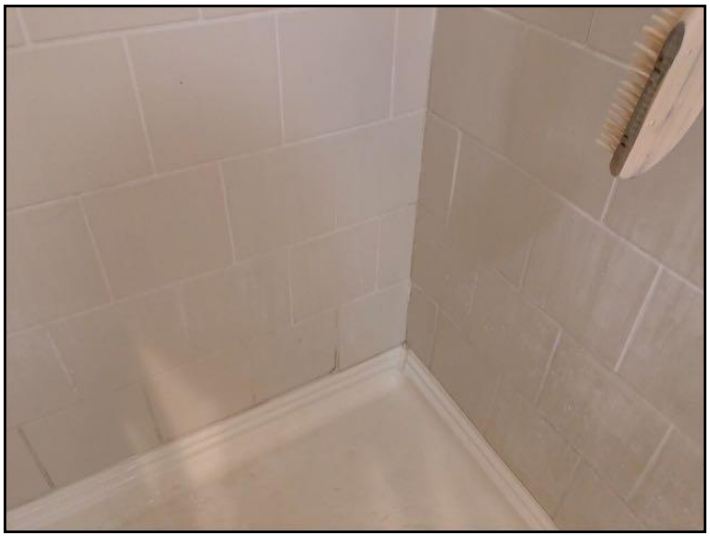
Location: Master bathroom
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

105. *Caulking loose, missing or deteriorated*

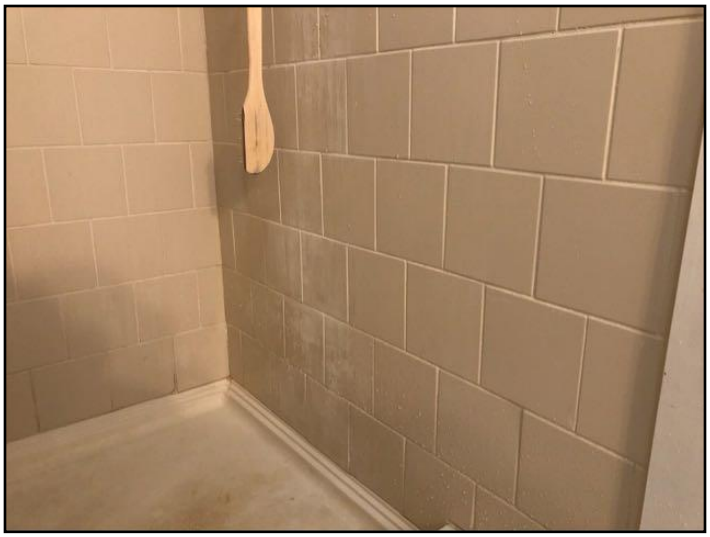
56. Condition: • Grout loose, missing or deteriorated
Cracks and missing grout were noted in the grout joints of the indicated shower. These cracks should be filled with an appropriate sealant to prevent moisture intrusion to surrounding materials. Additionally, the shower heads were leaking from their connection to the wall and ceiling and a significant amount of deposits were noted on the tile walls.
Location: Bedroom - master
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

106. *Grout loose, missing or deteriorated*

107. *Grout loose, missing or deteriorated*



108. *Grout loose, missing or deteriorated*



109. *Grout loose, missing or deteriorated*

Description

Major floor finishes: • Hardwood • Tile • Carpet

Major wall and ceiling finishes: • Plaster/drywall

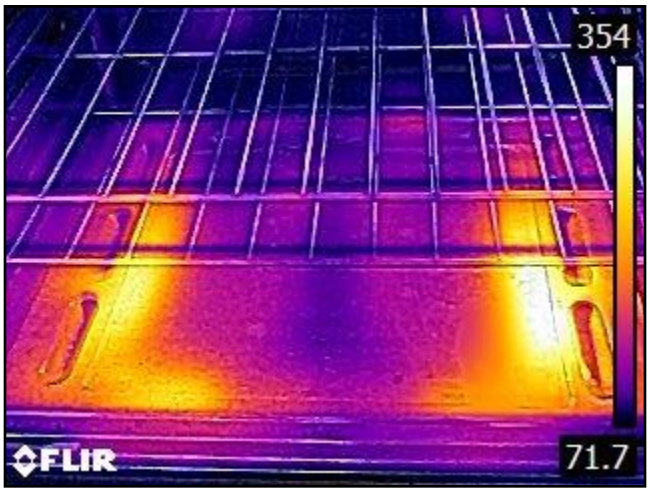
Windows: • Single/double hung • Wood

Glazing: • Single

Range fuel:

• Gas

110. *Stove Top*



111. *Oven*

Appliances: • Refrigerator • Dishwasher • Range • Range hood • Waste disposal

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Laundry facilities: • Clothes dryer venting inspected, as present.

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Washer / Dryer not tested (moveable appliances are not part of the building inspection)

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Recommendations

WALLS \ Plaster or drywall

57. Condition: • Cracked

Cracks were noted in the plaster ceiling in the second floor of the home. This is primarily a cosmetic issue likely from expansion and contraction of building components.

Location: Second floor

Task: Level 1 - Minor

112. *Cracked*

113. *Cracked*

FLOORS \ General notes

58. Condition: • Typical sloping

As is typical of older homes, minor floor sloping was present in some areas of the home.

Location: Locations Throughout House

Task: Level 2 - Medium

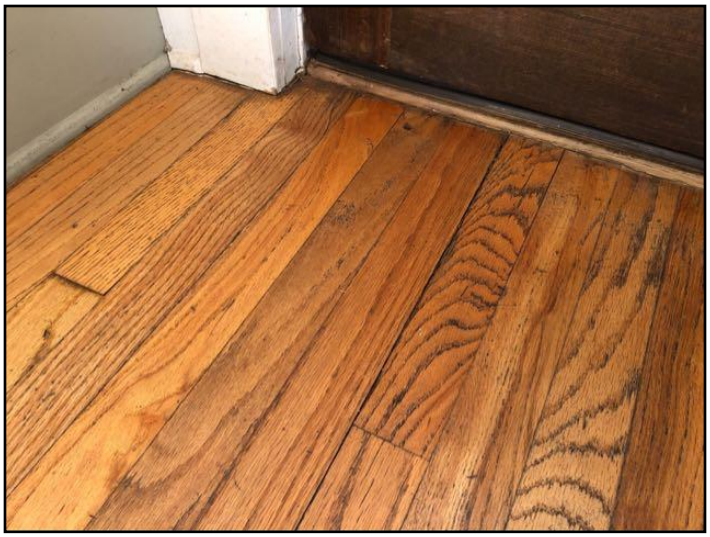
FLOORS \ Wood/laminate floors

59. Condition: • Wide seams between floorboards

Wide seams were noted between floorboards of the hardwood floors. This cosmetic defect is often caused by poor installation or shrinkage of materials after installation. Improvement to aesthetics may be possible during refinishing of the floors.

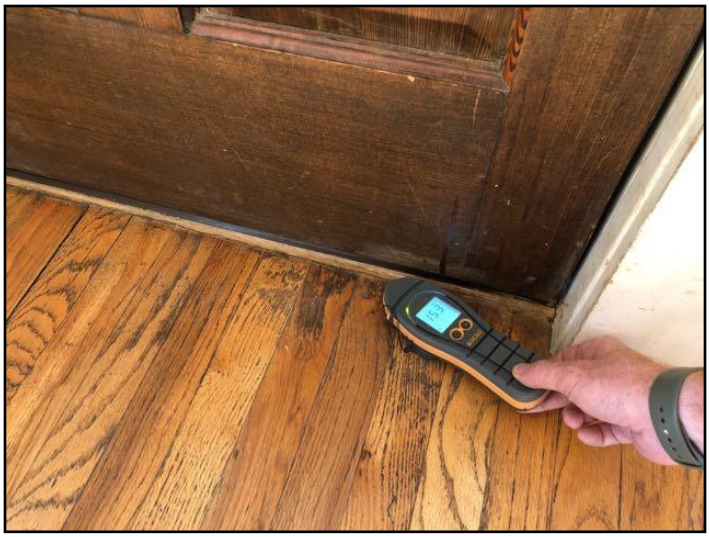
Location: Locations Throughout Interior

Task: Level 1 - Minor



114. *Wide seams between floorboards*

60. Condition: • Water stains found dry
Moisture stains were tested with a moisture meter and found to be currently dry, suggesting that the staining is the result of past moisture issues. Stained areas should be monitored for evidence of further moisture. Cosmetics can be improved at the discretion of the homeowner. The use of a stain-blocking primer may be necessary to prevent reappearance of stains.
Location: Back door
Task: Level 1 - Minor



115. *Water stains found dry*

FLOORS \ Carpet on floors
61. Condition: • Buckled
The carpet was wrinkled in areas of the home, creating minor trip hazards. The carpet can likely be re-stretched to correct this issue.

Location: Second floor
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

116. *Buckled*

WINDOWS \ General notes

62. Condition: • Difficult to operate
Several windows throughout the home were difficult to operate. It is recommended for adjustments to be made to the windows for them to open and close properly.
Location: Kitchen
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair

117. *Difficult to operate*

WINDOWS \ Glass (glazing)

63. Condition: • Cracked

Broken/cracked glass was noted on the indicated window on the left side of the home. Repair/replacement is recommended.
Location: Left side - middle window
Task: Level 1 - Minor
Time: Level 1 - Discretionary Repair

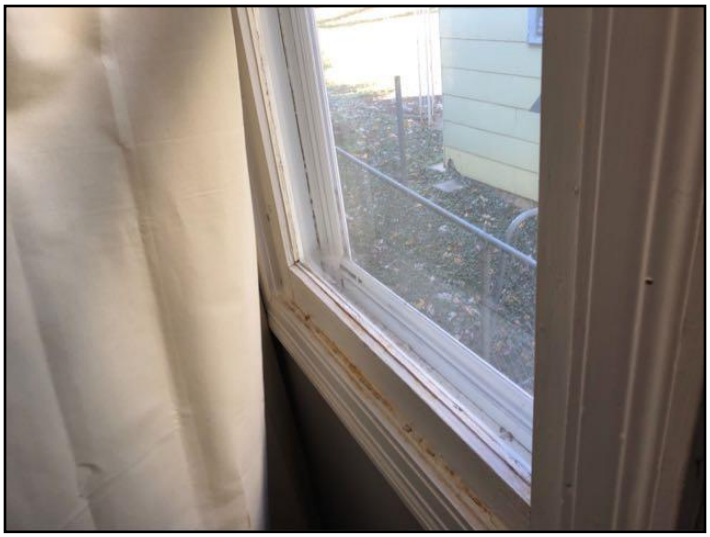
118. *Cracked*

WINDOWS \ Sashes

64. Condition: • Inoperable

Some of the windows throughout the house could not be opened with reasonable force. At least one functional window is required in all sleeping areas as a secondary means of egress. For the safety of occupants, it is recommended that necessary egress windows be repaired or replaced to fulfill this requirement. Improvement of non-egress windows is at the discretion of the homeowner.
Location: Locations Throughout House
Task: Level 2 - Medium
Time: Level 2 - Recommended Repair

119. *Inoperable*



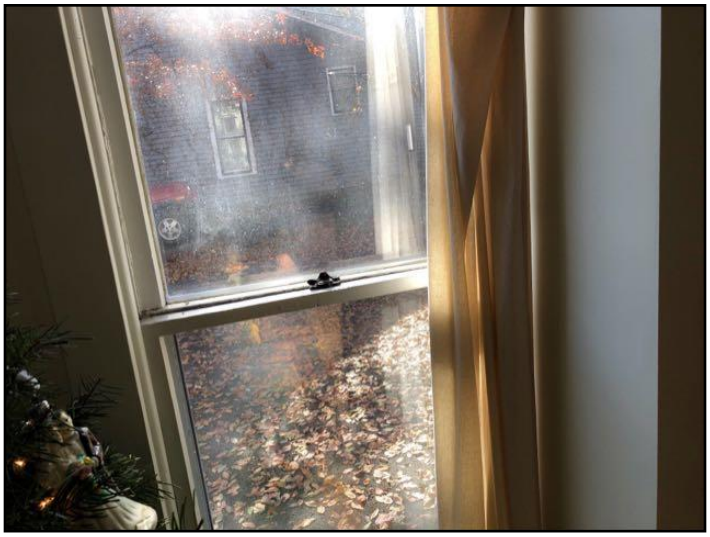
120. *Inoperable*

65. Condition: • Won't stay open

The lower sash would not stay open on the indicated window. This can potentially cause personal injury or damage to materials. Repairs to the window are needed by a qualified, professional.

Location: Left side - middle back window

Task: Level 1 - Minor



121. *Won't stay open*

WINDOWS \ Hardware

66. Condition: • Broken

The locking hardware for the indicated window is broken. It is recommended to replace the hardware for the window to latch properly.

Location: Back right bedroom

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

122. *Broken*

DOORS \ Doors and frames

67. Condition: • Binds

The indicated doors were binding on their frame. Minor hardware adjustments, or planing was needed for the doors to function properly.

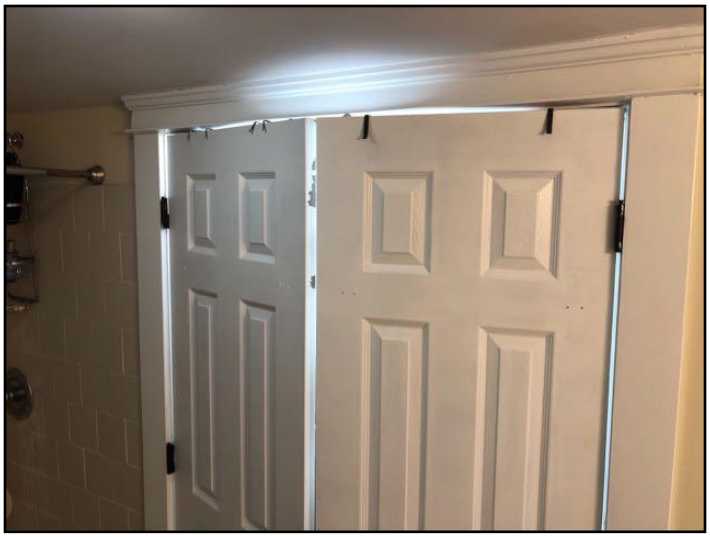
Location: Laundry area, Back right bedroom, Master closet

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

123. *Binds*

124. *Binds*



125. *Binds*

68. Condition: • Weatherstripping missing or ineffective

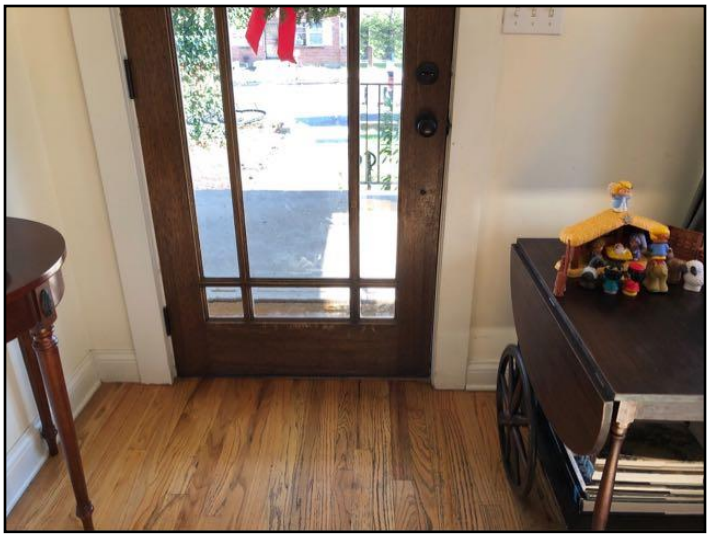
The weather stripping and skirt of the exterior doors was ineffective. Weather stripping around doors provides a seal that helps to prevent communication of air between the interior and exterior of the building, affecting energy efficiency and indoor air quality. It is recommended that the exterior doors are properly weather stripped.

Location: Back door, Front door

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

126. *Weatherstripping missing or ineffective*

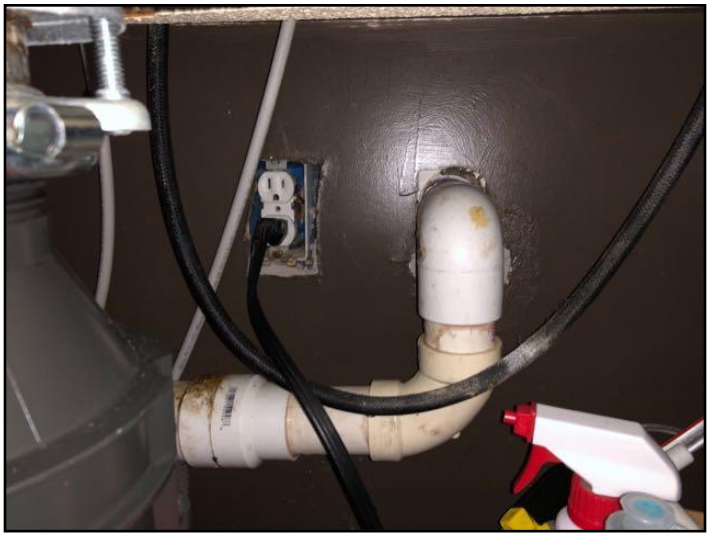


127. *Weatherstripping missing or ineffective*

128. *Weatherstripping missing or ineffective*

CARPENTRY \ Cabinets

69. Condition: • Unsealed openings for plumbing penetrations
It is recommended that openings for plumbing penetrations be sealed to prevent communication of air between conditioned and unconditioned spaces.
Task: Level 1 - Minor
Time: Level 2 - Recommended Repair



129. *Unsealed openings for plumbing penetrations*

130. *Unsealed openings for plumbing penetrations*

CARPENTRY \ Countertops

70. Condition: • Countertop needs sealant
It is recommended that the joint between the countertop and wall be sealed to prevent stray moisture from entering this area and potentially causing damage to materials.
Location: Kitchen and master bathroom - countertop
Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

131. *Countertop needs sealant*

132. *Countertop needs sealant*

EXHAUST FANS \ General notes

71. Condition: • Damage

The bathroom vent fan termination cover is damaged. Repair or replacement of the cover is recommended.

Location: Right exterior wall

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

133. *Damage*

APPLIANCES \ Washing machine

72. Condition: • Drip pan missing

Although not required, it is a recommended practice to install drip pans (preferably plumbed to the exterior) beneath clothes washers to decrease the risk of damage to materials in the event of water spillage.

Location: Laundry Area
Task: Level 1 - Minor

134. *Drip pan missing*

END OF REPORT

DILIGENT

The Human Factor

Dear Future Home-Owner,

Thank you again for bringing us into your home-buying process and letting us help you through this time. We hope as you go over the report and the house during your decision that you will keep a few practical things in mind. Simply, our inspectors are human and do make errors on rare occasion. As you consider the following factors, know that we will seek to make the situation right and your experience with us a successful one.

Intermittent or Concealed Problems:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We May Miss Some Minor Things:
It is subjective to say what can be considered a major or minor issue. It might seem inconsistent that some minor problems are identified, but not others. But the truth is that the minor problems that are identified are often discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the *$200 problems*; it is to find the *$2,000 problems*. These are the things that affect people's decisions to purchase.

Contractor's Advice:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

'Last Man In Theory' & 'Most Recent Advice' Theory:
While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the' last man in' theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. Additionally, it is natural for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous

advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Most Contractors Do Not Understand the Standards of Practice
All of our inspections are conducted in accordance with the Standards of Practice of The National Association of Certified Home Inspectors. It specifically states what is included and excluded from the standard home inspection and most contractors do not fully realize the scope and limitations of a 'Standard Home Inspection'

Conditions during the Inspection
It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom of Hindsight
When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look:
If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists:
We are generalists; we are not directly specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look:
Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:
In conclusion, a home inspection is designed to better your odds of not purchasing a home with serious issues. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Tennessee Standards of Practice

(1) Standards of Practice. This rule sets forth the minimum standards of practice required of licensed home inspectors.

(2) Definitions. See Appendix A

(3) Purpose and Scope.

(a) Home inspections performed according to this rule shall provide the client with an understanding of the property conditions at the time of the home inspection.

(b) Home inspectors shall:

1. Provide a written contract, signed by the client or the client's legal representative that shall:

(i) State that the home inspection will be in accordance with the Standards of Practice promulgated by the commissioner;

(ii) Describe what services shall be provided and their cost;

(iii) State that the home inspection report will not address the items set forth in parts (5)(a)4. and 5. of this rule; and

(iv) State, when an inspection is for only one or a limited number of systems or components, that the inspection is limited to only those systems or components.

2. Inspect readily visible and readily accessible installed systems and components listed in this rule; and

3. Submit a written report to the client that shall at a minimum:

(i) Describe those systems and components required to be described in paragraphs (7) through (16) of this rule;

(ii) State which systems and components designated for inspection in this rule have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

(iii) State any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling;

(iv) State whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist; and

(v) State the name, license number, and signature of the person conducting the inspection.

(c) This rule does not limit home inspectors from:

1. Reporting observations and conditions or rendering opinions of items in addition to those required in paragraphs (7) through (16) of this rule; or

2. Excluding systems and components from the inspection if requested by the client, and so stated in the written contract.

(4) General Limitations.

(a) This rule applies to structures that are intended to be or are in fact used as residences, consisting of from one to four (1-4) family dwelling units and their attached garages or carports.

(5) Required Reporting.

(a) The home inspection report shall include the following:

1. A report on any system or component inspected that, in the opinion of the home inspector, is significantly deficient;

2. A list of any systems or components that were designated for inspection in this rule but that were not inspected;

3. The reason a system or component listed in accordance with part (5)(a)2 was not inspected;

4. A statement that the report does not address environmental hazards, including:

(i) Lead-based paint;

(ii) Radon;

(iii) Asbestos;

(iv) Cockroaches;

(v) Rodents;

(vi) Pesticides;

(vii) Treated lumber;

(viii) Fungus;

(ix) Mercury;

(x) Carbon monoxide; or

(xi) Other similar environmental hazards.

5. A statement that the report does not address subterranean systems or system components (operational or nonoperational), including:

(i) Sewage disposal;

(ii) Water supply; or

(iii) Fuel storage or delivery.

(6) General Exclusions.

(a) Home inspectors are not required to report on:

1. Life expectancy of any component or system;

2. The cause(s) of the need for a repair;

3. The methods, materials, and costs of corrections;

4. The suitability of the property for any specialized use;

5. Compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions;

6. The market value of the property or its marketability;

7. The advisability or inadvisability of purchase of the property;

8. Any component or system that was not inspected;

9. The presence or absence of pests such as wood damaging organisms, rodents, or insects; or

10. Cosmetic damage, underground items, or items not permanently installed.

(b) Home inspectors are not required to:

1. Offer warranties or guarantees of any kind;

2. Calculate the strength, adequacy, or efficiency of any system or component;

3. Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;

4. Operate any system or component that is shut down or otherwise inoperable;

5. Operate any system or component that does not respond to normal operating controls;

6. Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;

7. Determine the effectiveness of any system installed to control or remove suspected hazardous substances;

8. Predict future condition, including but not limited to failure of components;

9. Project operating costs of components;

10. Evaluate acoustical characteristics of any system or component; or

11. Inspect special equipment or accessories that are not listed as components to be inspected in this rule.

(c) Home inspectors shall not:

1. Offer or perform any act or service contrary to law; or

2. Offer or perform engineering, architectural, plumbing, electrical or any other job function requiring a license in this state for the same client unless the client is advised thereof and consents thereto.

(7) Heating Systems.

(a) The home inspector shall inspect permanently installed heating systems including:

1. Heating equipment;

2. Normal operating controls;

3. Automatic safety controls;

4. Chimneys, flues, and vents, where readily visible;

5. Solid fuel heating devices;

6. Heat distribution systems including fans, pumps, ducts and piping, insulation, air filters, registers, radiators, fan coil units, convectors; and

7. The presence of an installed heat source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and

2. The heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage;

2. Operate automatic safety controls;

3. Ignite or extinguish solid fuel fires; or

4. Inspect:

(i) The interior of flues;

(ii) Fireplace insert flue connections;

(iii) Humidifiers;

(iv) Electronic air filters; or

(v) The uniformity or adequacy of heat supply to the various rooms.

(8) Cooling Systems.

(a) The home inspector shall inspect:

1. Central air conditioning and through-the-wall installed cooling systems including:

(i) Cooling and air handling equipment; and

(ii) Normal operating controls.

2. Distribution systems including:

(i) Fans, pumps, ducts and piping, dampers, insulation, air filters, registers, fan-coil units; and

(ii) The presence of an installed cooling source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and

2. The cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

2. Inspect window air conditioners; or

3. Inspect the uniformity or adequacy of cool-air supply to the various rooms.

(9) Electrical Systems.

(a) The home inspector shall inspect:

1. Service entrance conductors;

2. Service equipment, grounding equipment, main overcurrent device, and main and distribution panels;

3. Amperage and voltage ratings of the service;

4. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages;

5. The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls;

6. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;

7. The operation of ground fault circuit interrupters; and

8. Smoke detectors.

(b) The home inspector shall describe:

1. Service amperage and voltage;

2. Service entry conductor materials;

3. The service type as being overhead or underground; and

4. The location of main and distribution panels.

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

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

(e) The home inspector is not required to:

1. Insert any tool, probe, or testing device inside the panels;

2. Test or operate any overcurrent device except ground fault circuit interrupters;

3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or

4. Inspect:

(i) Low voltage systems;

(ii) Security system devices, heat detectors, or carbon monoxide detectors;

(iii) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or

(iv) Built-in vacuum equipment.

(10) Plumbing Systems.

(a) The home inspector shall inspect:

1. Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections;

2. Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;

3. Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; and

4. Sump pumps.

(b) The home inspector shall describe:

1. Water supply and distribution piping materials;
2. Drain, waste, and vent piping materials;
3. Water heating equipment; and
4. The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to:

1. State the effectiveness of anti-siphon devices;
2. Determine whether water supply and waste disposal systems are public or private;
3. Operate automatic safety controls;
4. Operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. Inspect:
   (i) Water conditioning systems;
   (ii) Fire and lawn sprinkler systems;
   (iii) On-site water supply quantity and quality;
   (iv) On-site waste disposal systems;
   (v) Foundation irrigation systems;
   (vi) Bathroom spas, except as to functional flow and functional drainage;
   (vii) Swimming pools;
   (viii) Solar water heating equipment; or
6. Inspect the system for proper sizing, design, or use of proper materials.

(11) Structural Components and Foundations.

(a) The home inspector shall inspect structural components including:

1. Foundation;

2. Floors;

3. Walls;

4. Columns or piers;

5. Ceilings; and

6. Roofs.

(b) The home inspector shall describe the type of:

1. Foundation;

2. Floor structure;

3. Wall structure;

4. Columns or piers;

5. Ceiling structure; and

6. Roof structure.

(c) The home inspector shall:

1. Probe structural components where deterioration is suspected;

2. Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected;

3. Report the methods used to inspect underfloor crawl spaces and attics; and

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

(12) Roof Coverings.

(a) The home inspector shall inspect:

1. Roof coverings;

2. Roof drainage systems;

3. Flashings;

4. Skylights, chimneys, and roof penetrations; and

5. Signs of leaks or abnormal condensation on building components.

(b) The home inspector shall:

1. Describe the type of roof covering materials; and

2. Report the methods used to inspect the roofing.

(c) The home inspector is not required to:

1. Walk on the roofing; or

2. Inspect attached accessories including solar systems, antennae, and lightning arrestors.

(13) Exterior Components.

(a) The home inspector shall inspect:

1. Wall cladding, flashings, and trim;

2. Entryway doors and a representative number of windows;

3. Garage door operators;

4. Decks, balconies, stoops, steps, areaways, porches and applicable railings;

5. Eaves, soffits, and fascias; and

6. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

(b) The home inspector shall:

1. Describe wall cladding materials;

2. Operate all entryway doors and a representative number of windows;

3. Operate garage doors manually or by using permanently installed controls for any garage door operator;

4. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and

5. Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories;

2. Fences;

3. For the presence of safety glazing in doors and windows;

4. Garage door operator remote control transmitters;

5. Geological conditions;

6. Soil conditions;

7. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise provided in this rule;

8. Detached buildings or structures; or

9. For the presence or condition of buried fuel storage tanks.

(14) Interior Components.

(a) The home inspector shall inspect:

1. Walls, ceiling, and floors;

2. Steps, stairways, balconies, and railings;

3. Counters and a representative number of built-in cabinets; and

4. A representative number of doors and windows.

(b) The home inspector shall:

1. Operate a representative number of windows and interior doors; and

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

(c) The home inspector is not required to inspect:

1. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

2. Carpeting; or

3. Draperies, blinds, or other window treatments.

(15) Insulation and Ventilation.

(a) The home inspector shall inspect:

1. Insulation and vapor retarders in unfinished spaces;

2. Ventilation of attics and foundation areas;

3. Kitchen, bathroom, and laundry venting systems; and

4. The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:

1. Insulation in unfinished spaces; and

2. The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on:

1. Concealed insulation and vapor retarders; or

2. Venting equipment that is integral with household appliances.

(16) Built-In Kitchen Appliances.

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:

1. Permanently installed, dishwasher(s) through a normal cycle;

2. Range(s), cook top(s), and permanently installed oven(s);

3. Trash compactor(s);

4. Garbage disposal(s);

5. Ventilation equipment or range hood(s); and

6. Permanently installed microwave oven(s).

(b) The home inspector is not required to inspect:

1. Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation;

2. Non built-in appliances; or

3. Refrigeration units.

(c) The home inspector is not required to operate:

1. Appliances in use; or

2. Any appliance that is shut down or otherwise inoperable.

CODE OF ETHICS

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

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

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

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

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

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

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

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

Appendix A - Definitions.

The following definitions apply to this rule:

(a) "Automatic safety controls" means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions;

(b) "Central air conditioning" means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet;

(c) "Component" means a readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component;

(d) "Cosmetic damage" means superficial blemishes or defects that do not interfere with the functionality of the component or system;

(e) "Cross connection" means any physical connection or arrangement between potable water and any source of contamination;

(f) "Dangerous or adverse situations" means situations that pose a threat of injury to the home
inspector, or those situations that require the use of special protective clothing or safety equipment;

(g) "Describe" means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose;

(h) "Dismantle" means to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance;

(i) "Enter" means to go into an area to inspect all visible components;

(j) "Functional drainage" means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously;

(k) "Functional flow" means a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously;

(l) "Inspect" means the act of making a visual examination;

(m) "Installed" means attached or connected such that an item requires tools for removal;

(n) "Normal operating controls" means homeowner operated devices such as a thermostat, wall switch, or safety switch;

(o) "On-site water supply quality" means water quality is based on the bacterial, chemical, mineral, and solids content of the water;

(p) "On-site water supply quantity" means the rate of flow of on-site well water;

(q) "Operate" means to cause systems or equipment to function;

(r) "Readily accessible" means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening;

(s) "Readily openable access panel" means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within normal reach or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components;

(t) "Readily visible" means seen by using natural or artificial light without the use of equipment or tools other than a flashlight;

(u) "Representative number" means, for multiple identical components such as windows and electrical outlets, one such component per room; and, for multiple identical exterior components, one such component on each side of the building;

(v) "Roof drainage systems" means gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building;

(w) "Shut down" means a piece of equipment or a system which cannot be operated by the device or control that a homeowner should normally use to operate it. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the home inspector is not required to reestablish the circuit for the purpose of operating the equipment or system;

(x) "Significantly deficient" means unsafe or not functioning;

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

(z) "Structural component" means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads);

(aa) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions;

(bb) "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations;

(cc) "Underfloor crawl space" means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.