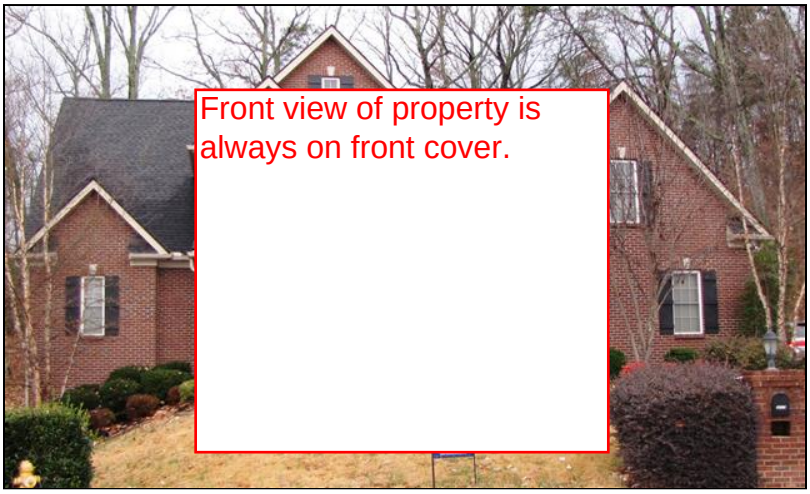
SAMPLE

Inspection Report

Mr. & Ms. Client

Property Address:
1234 Anywhere Lane
East TN 37???



HORN Home Inspections

Don Horn--TN license #626
551 West Sunset Hills
Morristown, TN 37814
423-231-7600

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Date: 12/3/2014	Time: 10:00 AM	Report ID:
Property: 1234 Anywhere Lane East TN 37???	**Customer:** Mr. Client	**Real Estate Professional:** Agent's name Agency Name

Comment Key or Definitions

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

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

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

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

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

Monitor and Maintain (MM) = This item should be regularly monitored and maintained as needed to insure proper operation and maximize its serviceable life.

Standards of Practice:	In Attendance:	Type of building:
ASHI American Society of Home Inspectors	Customer and Seller	Single Family (2 story)
Approximate age of building:	**Temperature:**	**Weather:**
Under 10 Years, Built during 2007	64.1 degrees and 54.3% relative himidity	Light Rain, Cloudy, Clear
Ground/Soil surface condition:	**Rain in last 3 days:**	**Radon Test:**
Staurated	Yes	No

Water Test:
No

1. Roofing

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

Styles & Materials

Roof Covering:
Architectural shingles
Asphalt/Fiberglass

Viewed roof covering from:
Ground
Binoculars

Sky Light(s):
None

Chimney (exterior):
Metal Flue Pipe

		IN	NI	NP	MM	RR
1.0	ROOF COVERINGS	•				
1.1	FLASHINGS	•	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS			•		
1.3	ROOF DRAINAGE SYSTEMS					•
		IN	**NI**	**NP**	**MM**	**RR**

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

1.0 The roof covering was in satisfactory condition, considering age and normal wear, at the time of the inspection. I estimate the remaining serviceable life of the surface to be 15 years +/-, depending on weather conditions and barring any tree related damage.

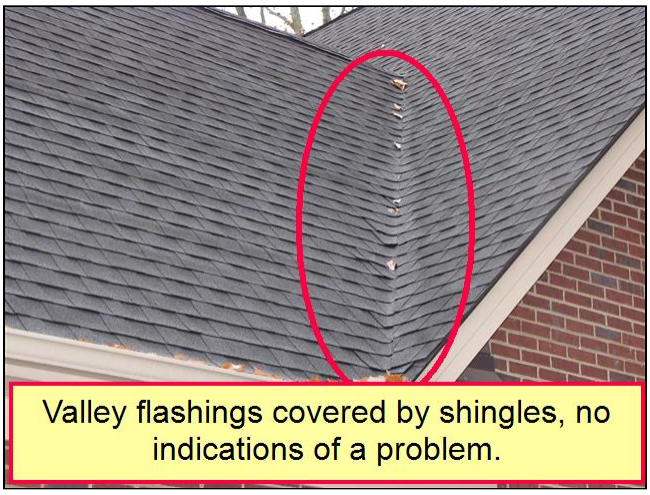


1.0 Item 1(Picture)

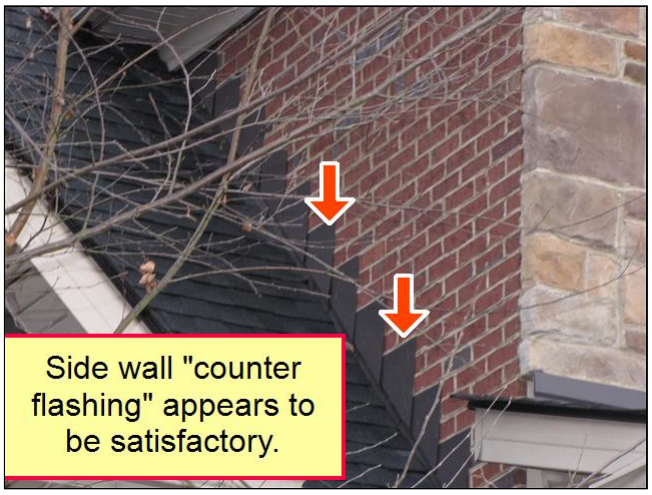


1.0 Item 2(Picture)

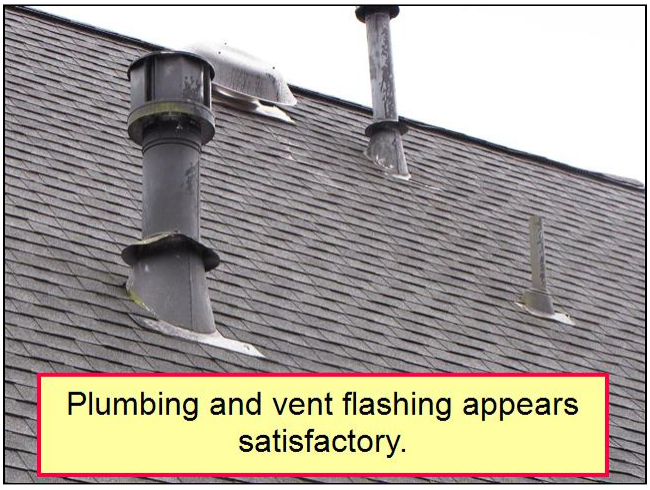
1.1 Most of properly installed roof flashing is covered with roofing material. For this reason it is often not possible to fully examine all roof flashings. I can look for signs of roof leaks, in the attic and ceiling material below the attic, and for the use of roofing tar and/or caulk at the roof surfacer. When roofing tar and caulk are needed to stop leaks at flashing points this is an indication the flashing was not installed properly and/or it has surpassed its serviceable life. At the time of the inspection there were no indications of missing, defective or damaged flashing materials.



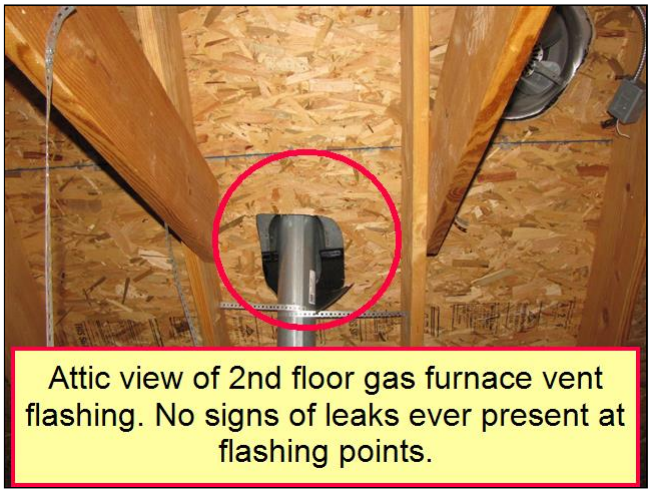
1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.3 (1) To prevent problems associated with excess moisture at the house wall (mold, an ideal environment for wood destroying insects and foundation settling) it is recommended that a properly sized gutter and downspout system be installed at the outer edge of every roof overhang. The gutter system should be monitored, maintained and kept clear of debris, which so often plugs the gutter at the mouth of the downspout. Dams of debris can also develop at low spots and in time the gutters will fill and overflow. The additional weight (when the gutters are full of water and debris) can pull the gutters loose, exposing the roof ends and fascia to water damage as well as contributing to the problem of excess moisture at the house wall. At the time of the inspection, the gutters appeared to be plugged with debris. It is important to monitor and maintaining the gutter system to insure roof run-off is always being delivered away from the house walls.



1.3 Item 1(Picture)


1.3 Item 2(Picture)

1.3 (2) It is recommended that solid wall down-spout extensions be added and positioned so that roof run-off is deposited a minimum of 6 feet from the house wall. Downspout extensions must be monitored, maintained and kept clear of roof run-off debris and vegetation growth at the exit point. I frequently find extensions completely plugged, at the exit point, with debris and vegetation. When the extension is plugged, the roof run-off overflows the extension at the house wall. It is important that the gutters, downspouts and extensions be properly installed and continually monitored and maintained to insure they are not contributing to any moisture related problems at the house wall.



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

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

2. Exterior

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

Styles & Materials

Siding Style:
Rock and Mortar
Brick

Siding Material:
Brick veneer
Stone

Exterior Entry Doors:
Steel
Fiberglass
Insulated glass

Appurtenance:
Deck with steps
Covered porch

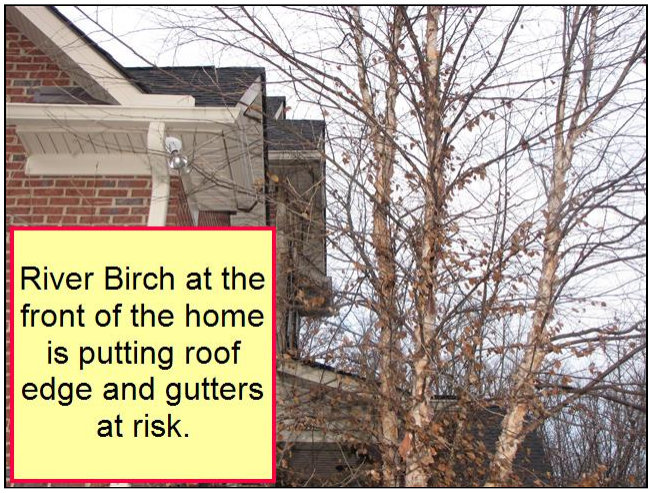
Driveway:
Concrete

		IN	NI	NP	MM	RR
2.0	WALL CLADDING FLASHING AND TRIM	•				
2.1	FOUNDATION WALL OPENINGS (Crawlspace access properly secured and sealed, vent openings, Windows)	•				
2.2	DOORS (Exterior)	•				
2.3	WINDOWS	•				
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•	•
2.6	EAVES, SOFFITS AND FASCIAS	•				
		IN	**NI**	**NP**	**MM**	**RR**

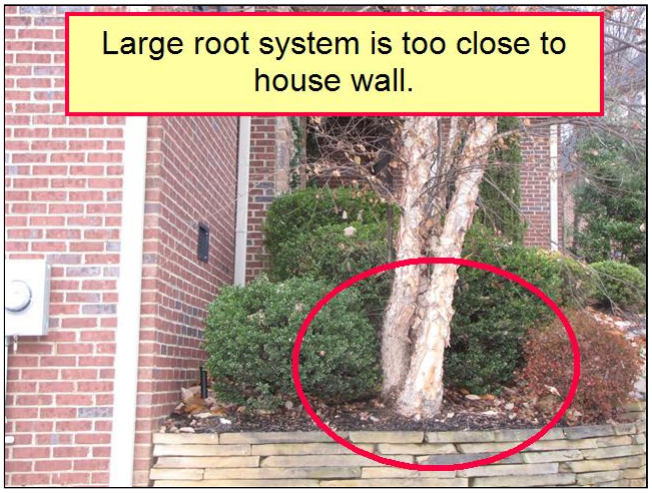
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

2.5 (1) To help prevent problems associated with excess moisture at the house wall and damage to the roof and gutter system, it is suggested that large trees and bushes not be positioned close to the house wall. The root systems hold moisture and can penetrate small cracks in the foundation wall, turning them into large cracks. In addition, the overhanging branches can damage the gutters and the roof surface when swaying in the wind and when broken limbs fall on the roof. The debris from the trees is a constant problem for the gutter system. Debris will plug the gutters several times each year. At the time of the inspection the tree at the center of the front garage wall and the River Birch at the front left corner of the home have out grown the space and are too close to the foundation wall. I suggest it prudent to remove both trees.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

2.5 (2) To help prevent problems associated with excess moisture at the house, It is recommended that all large bushes be planted a minimum of 6 feet from the house wall and that they be trimmed to maintain a minimum of 6" of clear air space between any foliage and the house wall. Dense foliage reduces air flow and keeps the moisture level high at the house wall, creating an ideal environment for wood destroying organisms, as well as plant disease. In addition, the root systems of large plants can penetrate small cracks in the foundation wall, turning them into large cracks.



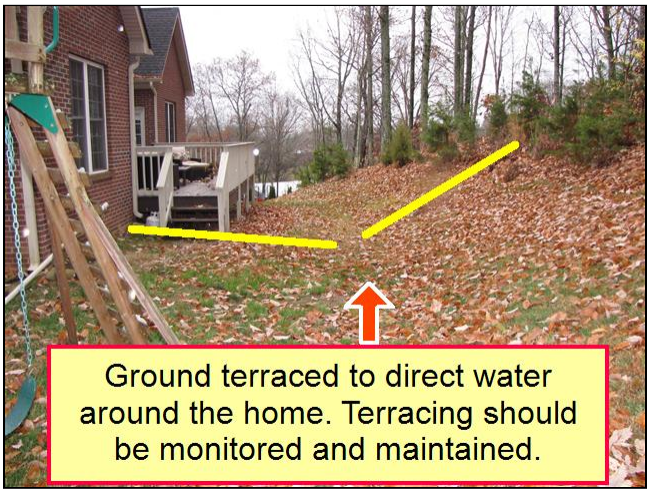
2.5 Item 4(Picture)



2.5 Item 5(Picture)

2.5 (3) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall.

Given the general terrain of the property, particular care must be taken to insure ground water and roof run-off are controlled and directed away from the house wall. The existing ground terracing must be maintained and the ground water catch basins kept clear of debris, at all times. At the time of the inspection the catch basin under the swing set was completely covered in leaf debris.



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)

2.5 (4) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall. It is recommended the ground be terraced to maintain a continuous 10 foot slope away from the house walls.

At the time of the inspection, there is a negative slope at back, right side of the home . It appears water can pool in this area. This appears to be the cause, or at least a major contributor, for water intrusion at this foundation wall. I recommend raising the ground level at the house wall to insure water will always flow away from the house wall.



2.5 Item 10(Picture)

2.5 (5) The sidewalk at the front of home has a large settlement crack. Water can cause further deterioration if the area is not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.5 Item 11(Picture)



2.5 Item 12(Picture)

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

3. Garage-Upper Attached

Styles & Materials

Upper level Garage Door Type:	Upper level Garage Door Material:	Upper level Auto-opener Manufacturer:
Two automatic	Metal	MARANTEC

		IN	NI	NP	MM	RR
3.0	UPPER GARAGE -- CEILING	•				
3.1	UPPER GARAGE -- WALLS (INCLUDING FIREWALL SEPARATION)					•
3.2	UPPER GARAGE -- FLOOR	•				
3.3	UPPER GARAGE -- DOOR (S)					•
3.4	UPPER GARAGE -- OCCUPANT DOOR HOME INTERIOR	•				
3.5	UPPER GARAGE -- DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)					•
		IN	NI	NP	MM	RR

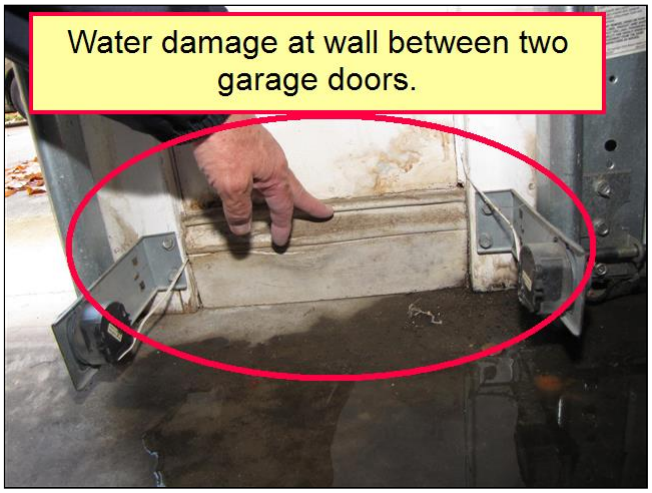
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

3.1 The wall between the two garage doors showed signs of water damage. I appears water is pooling in this area and water has wicked up the wall. I suggest you have the wall examined by a qualified contractor and appropriate repairs made.



3.1 Item 1(Picture)

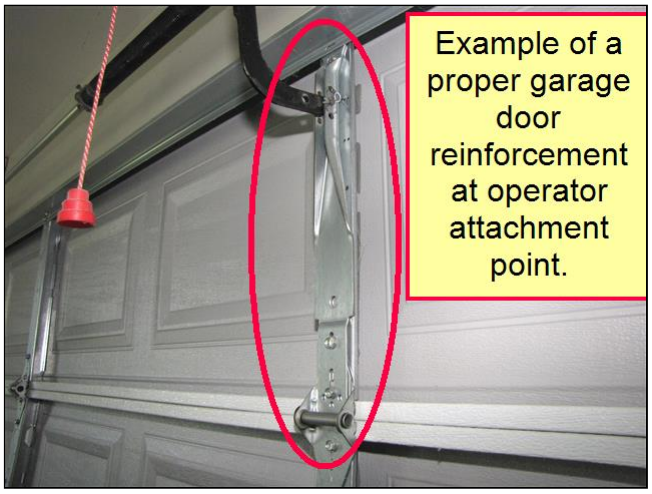


3.1 Item 2(Picture)

3.3 At the time of the inspection, the garage doors were not properly supported for use with an automatic operator system. As supplied, the garage doors are designed for manual operation only. All door manufactures provide (at additional cast) a reinforcing kit that supports the door properly when used with an automatic opener. As installed the door is vulnerable to damage, at the contact point with the door lifting arm. As installed, the doors are going to fail at the contact point with the lifting arm; it's only a matter of time. **NOTE:** There were no signs of garage door damage, or excessive wear points at the time of the inspection.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



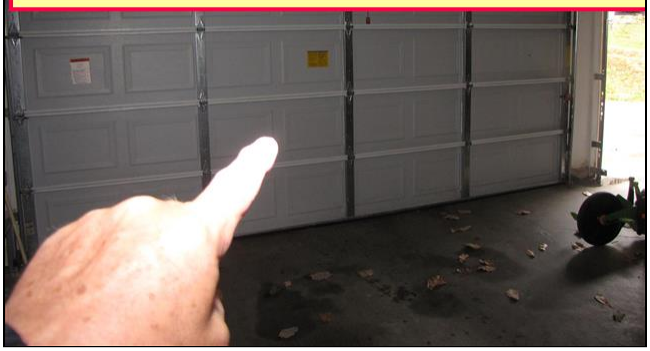
3.3 Item 3(Picture)

3.5 The garage door operator safety system consists of an "electric eye" and "closing force sensor". The electric eyes, at the base of each door, will prevent the door from coming down if there is something or someone taller than 6" in the path of the door travel. If the electric eyes fail for any reason, the backup is a "closing force sensor" within the electronics of the door closer. This sensor is adjustable to accommodate the different types (and weights) of doors and should be set so that only a few pounds of resistance will cause the door to stop closing and reverse direction. A good test of the system is the "jerk force" method. While the door is closing, I lift up on the bottom edge of the door and "jerk up" with 10 to 15 pounds of force. If more force than this is required to reverse the door the "closing force sensor" should be adjusted to prevent:

- Serious injury to or the death of children and small pets. This happens several times each year within the USA.
- Damage to the door and door system when the door path is blocked by tools, small toys and/or other hard objects that fit under the electric eye beam. The door systems will exert all the force the "closing force sensor" will allow and crush the object or buckle the door, whichever comes first.
- Damage to the door and door system when the door path is blocked by a step ladder that straddles, or a truck bumper or tail gate that is above the electric eye beam. The door systems will exert all the force the "closing force sensor" will allow and damage the object and/or buckle the door.

At the time of the inspection, the garage door failed the "jerk force" test. I suggest you consult your owners manual concerning the procedure for making the suggested adjustments to the closing force sensor.

Large garage door would not reverse travel during "jerk force" testing. The closing force sensor should be adjusted.



3.5 Item 1(Picture)

4. Interiors

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

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Laminated T&G
Tile

Interior Doors:
Wood

Window Types:
Thermal/Insulated
Double-hung

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Cultured marble
Granite

		IN	NI	NP	MM	RR
4.0	CEILINGS	•				
4.1	WALLS				•	
4.2	FLOORS	•				
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
4.5	DOORS (REPRESENTATIVE NUMBER)	•				
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•				
		IN	**NI**	**NP**	**MM**	**RR**

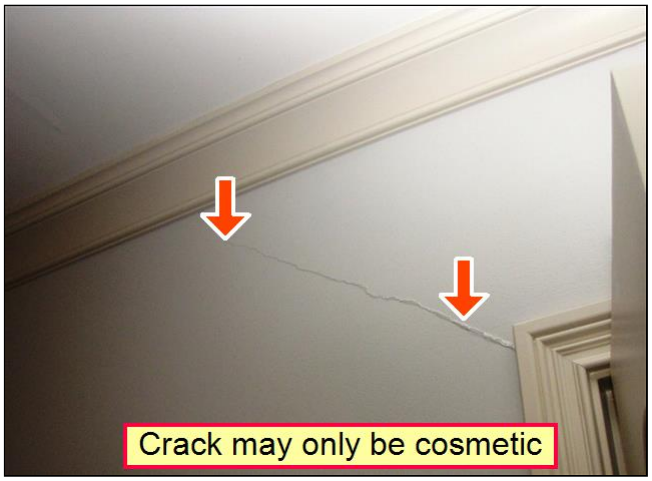
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

4.1 There was a crack in the wall over the doorway to the master bathroom. There were no other indications of a structural problem and the crack may be cosmetic only, caused by normal settling of the home after construction. I suggest it prudent to make cosmetic repairs and then monitor to area for movement. If the crack move or enlarges, I suggest you contact a qualified general contractor concerning further investigation and needed repairs.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

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

5. Structural Components

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

Styles & Materials

Foundation:
Masonry block

Method used to observe Crawlspace:
Crawled

Floor Structure:
2 X12
Engineered floor joists

Wall Structure:
2 X 4 Wood

Columns or Piers:
Masonry block

Ceiling Structure:
2X10

Roof Structure:
2 X 10 Rafters

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic info:
Pull Down stairs
Light in attic

		IN	NI	NP	MM	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					•
5.1	WALLS (Structural)	•				
5.2	COLUMNS OR PIERS	•				
5.3	FLOORS (Structural)	•				
5.4	CEILINGS (structural)	•				
5.5	ROOF STRUCTURE AND ATTIC	•				
		IN	**NI**	**NP**	**MM**	**RR**

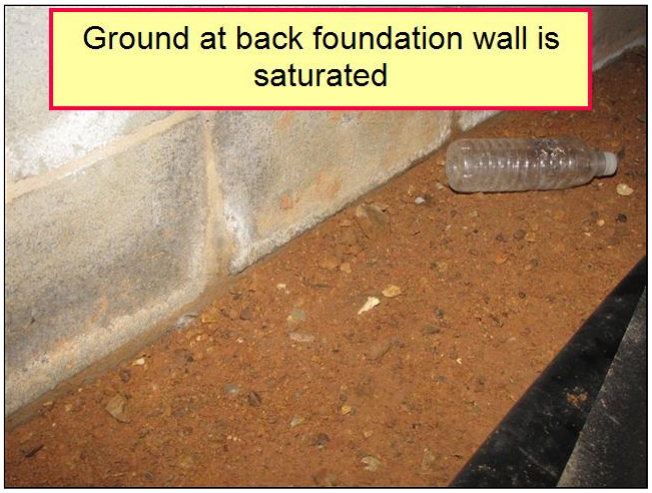
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

5.0 There are signs of excess water at the back foundation walls. The moisture is penetration the foundation wall which can lead to issues of foundation settling, mold and wood rot. Refer to sections 1.3 and 2.5 of this report concerning the proper control of roof run-off and vegetation at the house wall. If these items are properly addressed I am confident the ground and foundation wall will dry and stabilize.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

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

6. Plumbing System

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

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Pex

Plumbing Water Distribution (inside home):
Copper
PEX

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater(s) Capacity:
50 Gallon (2-3 people)

Location Water Heater:
Garage

Manufacturer of Water heater:
STATE
Add'l. Info. : Model No. GS650YBVIT --- Serial No. J07A113162 --- Date of Mfg. September 2007

		IN	NI	NP	MM	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				
6.2	WHIRLPOOL & OTHER SPECIAL FIXTURES	•				
6.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				
6.4	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
6.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				
6.6	MAIN FUEL SHUT OFF (Describe Location)	•				
6.7	SUMP PUMP			•		
		IN	**NI**	**NP**	**MM**	**RR**

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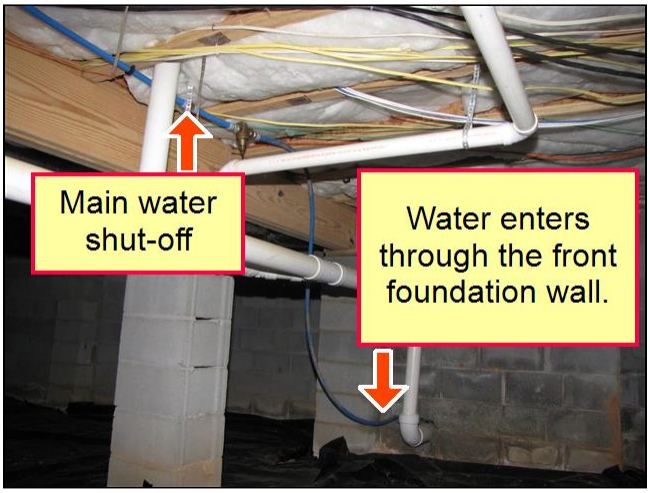
Comments:

6.2 I filled the whirlpool tub in about 7 1/2 minutes and operated for more than 20 minutes. The condition and operation were satisfactory, considering age and normal wear.



6.2 Item 1(Picture)

6.4 The main water shut-off is located in the crawlspace at the front foundation wall.

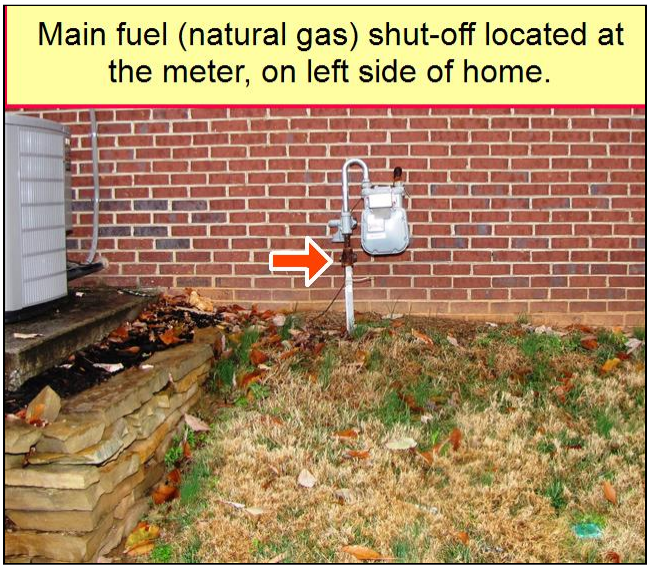


6.4 Item 1(Picture)

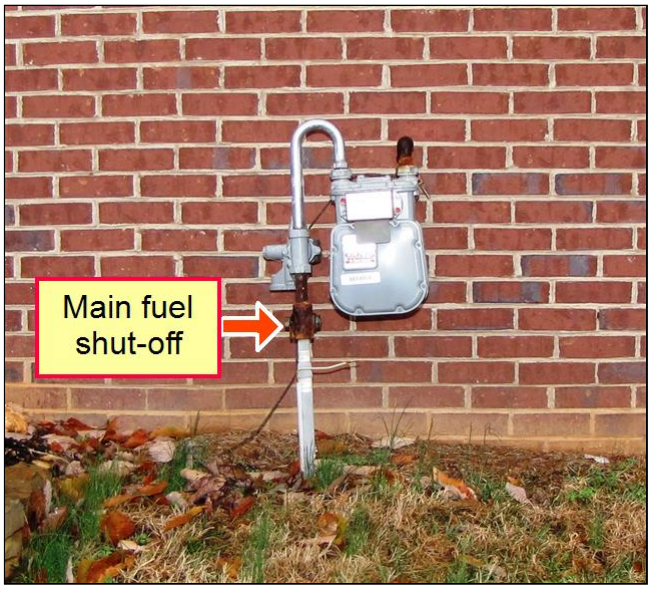


6.4 Item 2(Picture)

6.6 The main fuel (natural gas) shut-off is located at the meter, on the left side of the home.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

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

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:
Below ground
Aluminum
220 volts

Panel capacity:
225 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

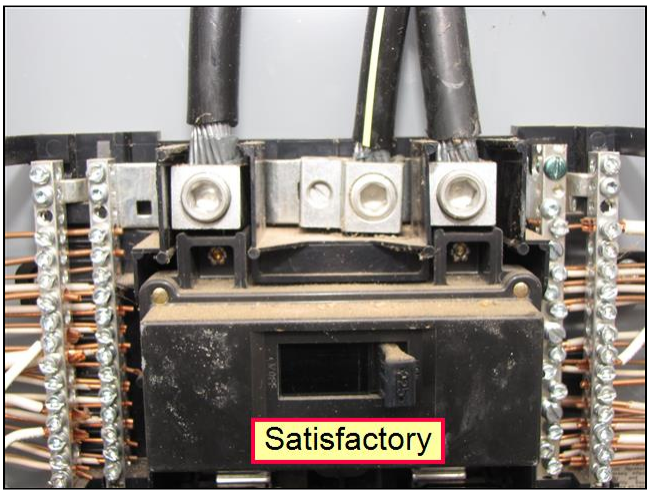
Wiring Methods:
Romex

		IN	NI	NP	MM	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					•
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.7	SMOKE DETECTORS		•			
7.8	CARBON MONOXIDE DETECTORS		•			
		IN	**NI**	**NP**	**MM**	**RR**

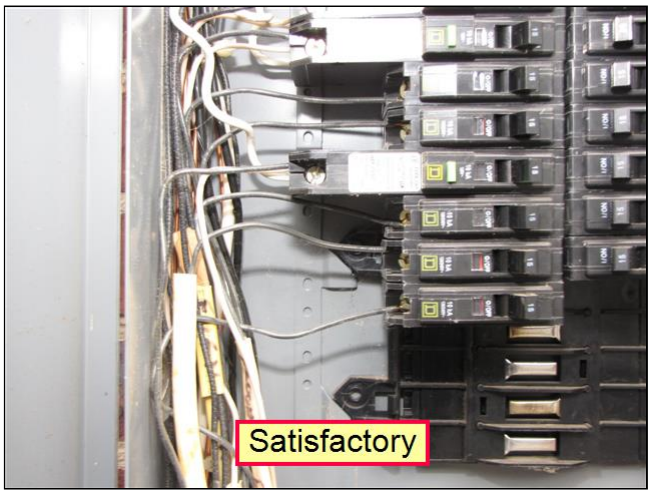
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

7.1 The main electrical distribution panel and breakers were in satisfactory condition, at the time of the inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.5 Standard building protocol calls for ground fault protection at the following locations:

- All kitchen countertop receptacles.
- All bathroom receptacles.
- All exterior receptacles.
- All receptacles in an unfinished basement or crawlspace.
- All garage receptacles.

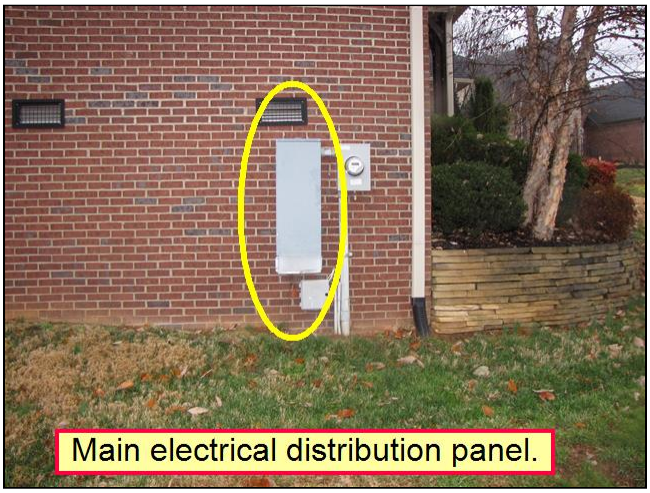
Ground fault protection is provided through the use of Ground Fault Circuit Interrupters (GFCI). A GFCI can be a special wall receptacle that protects one or more receptacles within a circuit or a circuit breaker that protects an entire circuit. An exception is allowed (actually recommended) for all receptacles that are dedicated to a single appliance. A typical exception would be for a refrigerator, a freezer or a sump pump. The motors for these appliances consume electrical power in such a way that the GFCI frequently misinterprets a motor start-up as a ground fault and shuts-off the circuit, (often when you are out of town for a few days).

At the time of the inspection there was no ground fault protection at the receptacle in the 1st floor 1/2 bathroom.



7.5 Item 1(Picture)

7.6 The main electrical distribution panel is located outside, at the left side of the home.



7.6 Item 1(Picture)

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

8. Heating / Central Air Conditioning

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

Styles & Materials

Number of Heat Systems (excluding gas or wood stoves & fireplaces):
Two

Heat Type:
Gas Furnace

Energy Source:
Natural gas

1st floor Gas furnace Manufacturer:
AMERICAN STANDARD
Add'l Info: : Model No. 2YCC3036A1064AA --- Serial No. 7405WR19H --- Date of Mfg. October, 2007

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size(s):
14x14
20x25
25x30

Types of Fireplaces:
Natural gas logs-vented

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit(s)

Cooling Equipment Energy Source:
Electricity

1st floor Central Air Manufacturer:
AMERICAN STANDARD
WESTINGHOUSE
Add'l Info: : 1st Floor unit is a self-contained heat & cooling "package unit".

2nd floor Central Air Manufacturer:
AMERICAN STANDARD
Add'l Info: : Model No. 2A7A3030A1000AA --- Serial No. 730540R3F --- Date of Mfg. July, 2007

Number of AC Only Units:
One

		IN	NI	NP	MM	RR
8.0	HEATING EQUIPMENT	•				
8.1	NORMAL OPERATING CONTROLS	•				
8.2	AUTOMATIC SAFETY CONTROLS	•				
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
8.5	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•				
8.6	GAS/LP FIRELOGS AND FIREPLACES	•				
8.7	COOLING AND AIR HANDLER EQUIPMENT				•	
8.8	NORMAL OPERATING CONTROLS	•				
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				
8.10	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				
		IN	**NI**	**NP**	**MM**	**RR**

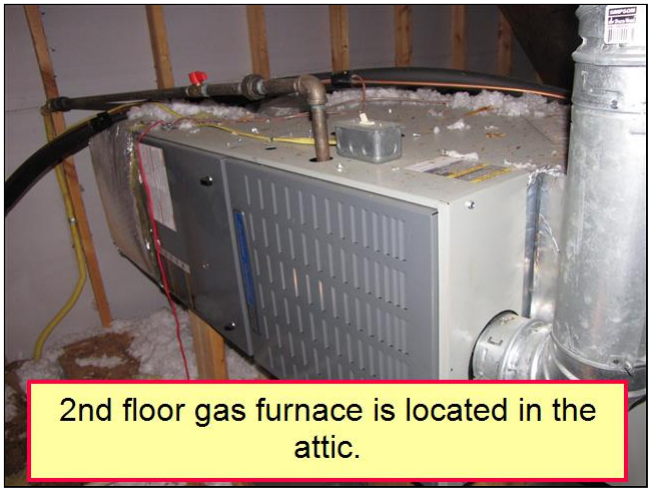
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

8.0 (1) The house heating system consists of two natural gas furnaces. The 1st floor unit is located outside, on the left side of the home. This is a "Package unit" that contains both heating and Air conditioning. The 2nd floor unit is conventional gas furnace, located in the attic.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

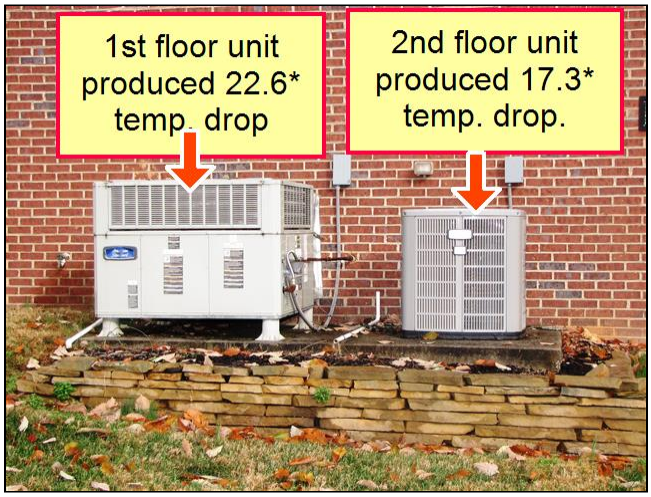
8.0 (2) During the inspection, I operated the furnaces and tested for the presence of carbon monoxide (CO) using a Fluke, model CO-220 meter and sniffer. All readings for CO were zero.



8.0 Item 3(Picture)

8.7 A properly installed and maintained system will produce a temperature drop ranging from 14.7 to 22.0 degrees, depending on several variables. A temperature drop above or below this range is an indication the unit is in need of some service. At the time of the inspection I measured an average temperature drop of 22.6 degrees at the 1st floor unit and 17.3 degrees at the second floor unit. The return air for the 1st floor unit was partially blocked by furniture. Restricted air flow (caused be dirty filters and/or objects placed in front of return air inlet) can cause an elevated temperature drop reading. I suggest you insure the filter is clean and the inlet not be blocked.

FYI: The average life expectancy, of a properly installed and maintained system, is 17 years. To maximize the serviceable life of the unit I suggest it prudent to change your filters every 30 to 60 days and to have the HVAC system cleaned and serviced as needed, by a licensed HVAC contractor, every 1 to 2 years.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

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

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:
Blown
Batt
Fiberglass
R-30 or better

Attic Ventilation:
Ridge vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:
Fan with light

Dryer Power Source:
220 Electric

Dryer Vent:
Unknown

Floor System Insulation:
R-19

		IN	NI	NP	MM	RR
9.0	INSULATION IN ATTIC	•				
9.1	INSULATION UNDER FLOOR SYSTEM	•				
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•				
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•				
9.5	WHOLE-HOUSE VENTILATION SYSTEM			•		
9.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)					•
		IN	NI	NP	MM	RR

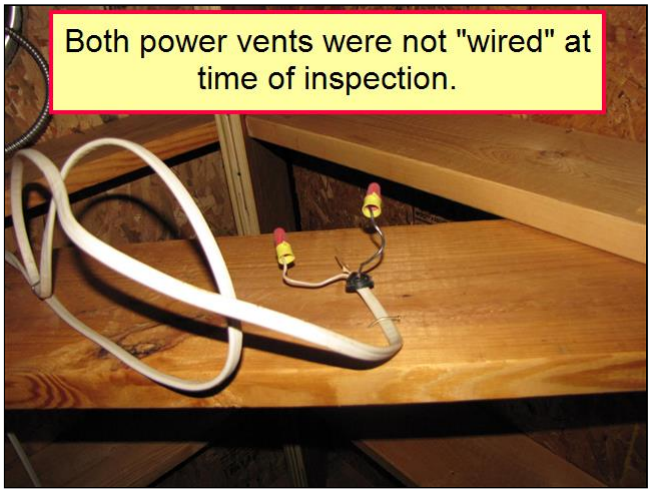
IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

9.6 At the time of the inspection the two (2) thermostatic controlled attic power vents were installed but not connected electrically. I suggest you discuss with the current owner, to determine if there is a problem with the units. **NOTE:** Given the current passive venting system the powered vents are not needed.



9.6 Item 1(Picture)



9.6 Item 2(Picture)



9.6 Item 3(Picture)

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

10. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:
KITCHEN AID
Add'l Info. : Model No. KUDC10FXSS5 --- Serial No. F31989933 --- Date of Mfg. May, 2013

Disposer Brand:
WHIRLAWAY
Add'l Info. : Model No. 191 --- Serial No. 0H7-02823-59 --- Date of Mfg. August, 2007

Exhaust/Range hood:
GENERAL ELECTRIC
Add'l Info: : Down-draft built-into gas cook top

Wall Oven:
GENERAL ELECTRIC
Add'l Info. : Part of built-in microwave wall unit

Counter top range:
GENERAL ELECTRIC
Add'l Info. : Model and serial number unknown.

Built in Microwave:
GENERAL ELECTRIC
Add'l Info. : Model No. JTP90S0M1SS --- Serial No. SM601377Q --- Date of Mfg. September, 2007

Trash Compactors:
NONE

Refrigerator:
GENERAL ELECTRIC
Add'l Info: : Model No. CSS25USWASS --- Serial No. MM433101 --- Date of Mfg. July, 2007

		IN	NI	NP	MM	RR
10.0	DISHWASHER	•				
10.1	RANGE HOOD	•				
10.2	WALL OVEN	•				
10.3	COUNTER TOP RANGE	•				
10.4	FOOD WASTE DISPOSER	•				
10.5	MICROWAVE COOKING EQUIPMENT	•				
10.6	REFRIGERATOR	•				
10.7	TRASH COMPACTOR			•		
		IN	NI	NP	MM	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MM= Monitor & Maintain, RR= Repair or Replace

Comments:

10.0 I ran the dishwasher through one "normal" cycle during the inspection. The condition and operation were satisfactory, considering age and normal wear.



10.0 Item 1(Picture)

10.1 The condition and operation of the range hood were satisfactory, considering age and normal wear.



10.1 Item 1(Picture)

10.2 The condition and operation of the wall oven were satisfactory, considering age and normal wear.



10.2 Item 1(Picture)

10.3 The condition and operation of the counter top range were satisfactory, considering age and normal wear.



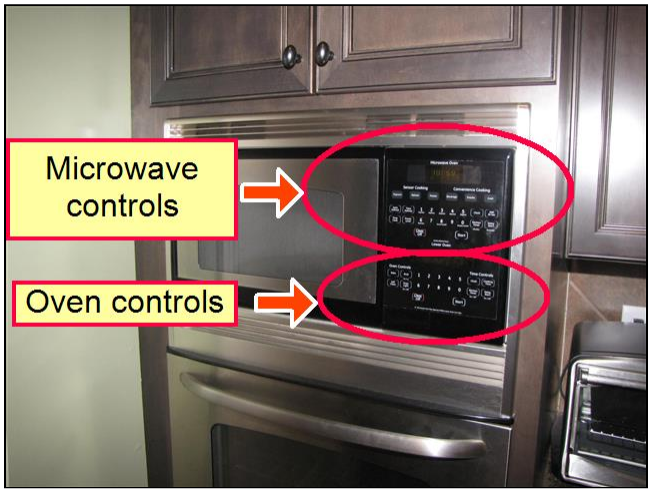
10.3 Item 1(Picture)

10.4 The condition and operation of the food waste disposer were satisfactory, considering age and normal wear.



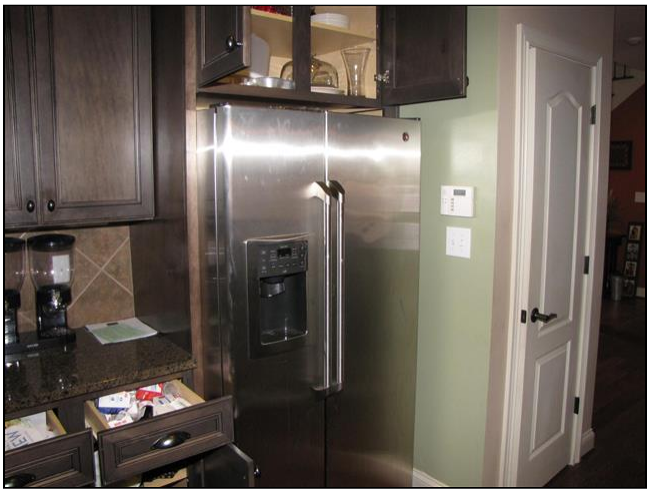
10.4 Item 1(Picture)

10.5 The condition and operation of the microwave oven were satisfactory, considering age and normal wear.



10.5 Item 1(Picture)

10.6 The condition and operation of the refrigerator were satisfactory, considering age and normal wear.



10.6 Item 1(Picture)

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

General Summary

HORN Home Inspections

551 West Sunset Hills
Morristown, TN 37814
423-231-7600

Customer
Mr. Client

Address
1234 Anywhere Lane
East TN 37???

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

1. Roofing



1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) To prevent problems associated with excess moisture at the house wall (mold, an ideal environment for wood destroying insects and foundation settling) it is recommended that a properly sized gutter and downspout system be installed at the outer edge of every roof overhang. The gutter system should be monitored, maintained and kept clear of debris, which so often plugs the gutter at the mouth of the downspout. Dams of debris can also develop at low spots and in time the gutters will fill and overflow. The additional weight (when the gutters are full of water and debris) can pull the gutters loose, exposing the roof ends and fascia to water damage as well as contributing to the problem of excess moisture at the house wall. At the time of the inspection, the gutters appeared to be plugged with debris. It is important to monitor and maintaining the gutter system to insure roof run-off is always being delivered away from the house walls.

(2) It is recommended that solid wall down-spout extensions be added and positioned so that roof run-off is deposited a minimum of 6 feet from the house wall. Downspout extensions must be monitored, maintained and kept clear of roof run-off debris and vegetation growth at the exit point. I frequently find extensions completely plugged, at the exit point, with debris and vegetation. When the extension is plugged, the roof run-off overflows the extension

1. Roofing

at the house wall. It is important that the gutters, downspouts and extensions be properly installed and continually monitored and maintained to insure they are not contributing to any moisture related problems at the house wall.

2. Exterior

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Monitor & Maintain, Repair or Replace

(1) To help prevent problems associated with excess moisture at the house wall and damage to the roof and gutter system, it is suggested that large trees and bushes not be positioned close to the house wall. The root systems hold moisture and can penetrate small cracks in the foundation wall, turning them into large cracks. In addition, the overhanging branches can damage the gutters and the roof surface when swaying in the wind and when broken limbs fall on the roof. The debris from the trees is a constant problem for the gutter system. Debris will plug the gutters several times each year. At the time of the inspection the tree at the center of the front garage wall and the River Birch at the front left corner of the home have out grown the space and are too close to the foundation wall. I suggest it prudent to remove both trees.

(2) To help prevent problems associated with excess moisture at the house, It is recommended that all large bushes be planted a minimum of 6 feet from the house wall and that they be trimmed to maintain a minimum of 6" of clear air space between any foliage and the house wall. Dense foliage reduces air flow and keeps the moisture level high at the house wall, creating an ideal environment for wood destroying organisms, as well as plant disease. In addition, the root systems of large plants can penetrate small cracks in the foundation wall, turning them into large cracks.

(3) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall.

Given the general terrain of the property, particular care must be taken to insure ground water and roof run-off are controlled and directed away from the house wall. The existing ground terracing must be maintained and the ground water catch basins kept clear of debris, at all times. At the time of the inspection the catch basin under the swing set was completely covered in leaf debris.

(4) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall. It is recommended the ground be terraced to maintain a continuous 10 foot slope away from the house walls.

At the time of the inspection, there is a negative slope at back, right side of the home . It appears water can pool in this area. This appears to be the cause, or at least a major contributor, for water intrusion at this foundation wall. I recommend raising the ground level at the house wall to insure water will always flow away from the house wall.

(5) The sidewalk at the front of home has a large settlement crack. Water can cause further deterioration if the area is not repaired and sealed properly. A qualified contractor should inspect and repair as needed.

3. Garage-Upper Attached

3.1 UPPER GARAGE -- WALLS (INCLUDING FIREWALL SEPARATION)

Repair or Replace

The wall between the two garage doors showed signs of water damage. I appears water is pooling in this area and water has wicked up the wall. I suggest you have the wall examined by a qualified contractor and appropriate repairs made.

3. Garage-Upper Attached

3.3 UPPER GARAGE -- DOOR (S)

Repair or Replace

At the time of the inspection, the garage doors were not properly supported for use with an automatic operator system. As supplied, the garage doors are designed for manual operation only. All door manufactures provide (at additional cast) a reinforcing kit that supports the door properly when used with an automatic opener. As installed the door is vulnerable to damage, at the contact point with the door lifting arm. As installed, the doors are going to fail at the contact point with the lifting arm; it's only a matter of time. **NOTE:** There were no signs of garage door damage, or excessive wear points at the time of the inspection.

3.5 UPPER GARAGE -- DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

The garage door operator safety system consists of an "electric eye" and "closing force sensor". The electric eyes, at the base of each door, will prevent the door from coming down if there is something or someone taller than 6" in the path of the door travel. If the electric eyes fail for any reason, the backup is a "closing force sensor" within the electronics of the door closer. This sensor is adjustable to accommodate the different types (and weights) of doors and should be set so that only a few pounds of resistance will cause the door to stop closing and reverse direction. A good test of the system is the "jerk force" method. While the door is closing, I lift up on the bottom edge of the door and "jerk up" with 10 to 15 pounds of force. If more force than this is required to reverse the door the "closing force sensor" should be adjusted to prevent:

- Serious injury to or the death of children and small pets. This happens several times each year within the USA.
- Damage to the door and door system when the door path is blocked by tools, small toys and/or other hard objects that fit under the electric eye beam. The door systems will exert all the force the "closing force sensor" will allow and crush the object or buckle the door, whichever comes first.
- Damage to the door and door system when the door path is blocked by a step ladder that straddles, or a truck bumper or tail gate that is above the electric eye beam. The door systems will exert all the force the "closing force sensor" will allow and damage the object and/or buckle the door.

At the time of the inspection, the garage door failed the "jerk force" test. I suggest you consult your owners manual concerning the procedure for making the suggested adjustments to the closing force sensor.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

There are signs of excess water at the back foundation walls. The moisture is penetration the foundation wall which can lead to issues of foundation settling, mold and wood rot. Refer to sections 1.3 and 2.5 of this report concerning the proper control of roof run-off and vegetation at the house wall. If these items are properly addressed I am confident the ground and foundation wall will dry and stabilize.

7. Electrical System

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

Standard building protocol calls for ground fault protection at the following locations:

- All kitchen countertop receptacles.
- All bathroom receptacles.
- All exterior receptacles.
- All receptacles in an unfinished basement or crawlspace.
- All garage receptacles.

7. Electrical System

Ground fault protection is provided through the use of Ground Fault Circuit Interrupters (GFCI). A GFCI can be a special wall receptacle that protects one or more receptacles within a circuit or a circuit breaker that protects an entire circuit. An exception is allowed (actually recommended) for all receptacles that are dedicated to a single appliance. A typical exception would be for a refrigerator, a freezer or a sump pump. The motors for these appliances consume electrical power in such a way that the GFCI frequently misinterprets a motor start-up as a ground fault and shuts-off the circuit, (often when you are out of town for a few days).

At the time of the inspection there was no ground fault protection at the receptacle in the 1st floor 1/2 bathroom.

9. Insulation and Ventilation

9.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Repair or Replace

At the time of the inspection the two (2) thermostatic controlled attic power vents were installed but not connected electrically. I suggest you discuss with the current owner, to determine if there is a problem with the units. **NOTE:** Given the current passive venting system the powered vents are not needed.

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

Monitor & Maintain Summary

HORN Home Inspections

551 West Sunset Hills
Morristown, TN 37814
423-231-7600

Customer
Mr. Client

Address
1234 Anywhere Lane
East TN 37???

2. Exterior

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

(With respect to their effect on the condition of the building)

Monitor & Maintain, Repair or Replace

(1) To help prevent problems associated with excess moisture at the house wall and damage to the roof and gutter system, it is suggested that large trees and bushes not be positioned close to the house wall. The root systems hold moisture and can penetrate small cracks in the foundation wall, turning them into large cracks. In addition, the overhanging branches can damage the gutters and the roof surface when swaying in the wind and when broken limbs fall on the roof. The debris from the trees is a constant problem for the gutter system. Debris will plug the gutters several times each year. At the time of the inspection the tree at the center of the front garage wall and the River Birch at the front left corner of the home have out grown the space and are too close to the foundation wall. I suggest it prudent to remove both trees.

(2) To help prevent problems associated with excess moisture at the house, It is recommended that all large bushes be planted a minimum of 6 feet from the house wall and that they be trimmed to maintain a minimum of 6" of clear air space between any foliage and the house wall. Dense foliage reduces air flow and keeps the moisture level high at the house wall, creating an ideal environment for wood destroying organisms, as well as plant disease. In addition, the root systems of large plants can penetrate small cracks in the foundation wall, turning them into large cracks.

(3) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall.

2. Exterior

Given the general terrain of the property, particular care must be taken to insure ground water and roof run-off are controlled and directed away from the house wall. The existing ground terracing must be maintained and the ground water catch basins kept clear of debris, at all times. At the time of the inspection the catch basin under the swing set was completely covered in leaf debris.

(4) To help prevent problems associated with excess moisture at the house wall, (foundation settling, mold and an ideal environment for wood destroying organisms) the ground around the home should be terraced to insure water always flows away from the house wall. It is recommended the ground be terraced to maintain a continuous 10 foot slope away from the house walls.

At the time of the inspection, there is a negative slope at back, right side of the home . It appears water can pool in this area. This appears to be the cause, or at least a major contributor, for water intrusion at this foundation wall. I recommend raising the ground level at the house wall to insure water will always flow away from the house wall.

(5) The sidewalk at the front of home has a large settlement crack. Water can cause further deterioration if the area is not repaired and sealed properly. A qualified contractor should inspect and repair as needed.

4. Interiors

4.1 WALLS

Monitor & Maintain

There was a crack in the wall over the doorway to the master bathroom. There were no other indications of a structural problem and the crack may be cosmetic only, caused by normal settling of the home after construction. I suggest it prudent to make cosmetic repairs and then monitor to area for movement. If the crack move or enlarges, I suggest you contact a qualified general contractor concerning further investigation and needed repairs.

8. Heating / Central Air Conditioning

8.7 COOLING AND AIR HANDLER EQUIPMENT

Monitor & Maintain

A properly installed and maintained system will produce a temperature drop ranging from 14.7 to 22.0 degrees, depending on several variables. A temperature drop above or below this range is an indication the unit is in need of some service. At the time of the inspection I measured an average temperature drop of 22.6 degrees at the 1st floor unit and 17.3 degrees at the second floor unit. The return air for the 1st floor unit was partially blocked by furniture. Restricted air flow (caused be dirty filters and/or objects placed in front of return air inlet) can cause an elevated temperature drop reading. I suggest you insure the filter is clean and the inlet not be blocked.

FYI: The average life expectancy, of a properly installed and maintained system, is 17 years. To maximize the serviceable life of the unit I suggest it prudent to change your filters every 30 to 60 days and to have the HVAC system cleaned and serviced as needed, by a licensed HVAC contractor, every 1 to 2 years.

HORN Home Inspections

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