



NATIONAL
PROPERTY
INSPECTION
HEADQUARTERS



INSPECTION REPORT

**123 Sample St
Knoxville, 37912**

Inspection prepared for: Sample Client
Real Estate Agent:

Date of Inspection: 10/26/2020
Year Built: 2007 Size: 2634 sq.ft.



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Scope of Inspection

National Property Inspection Headquarters appreciates the opportunity to conduct your inspection! Please carefully read the **entire** Inspection Report. Call us after you have reviewed your **entire** report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts, and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The inspection of this property is being inspected by State Licensed Home Inspectors in accordance with the State of Tennessee –Department of Commerce and Insurance –Home Inspectors (<https://publications.tnsosfiles.com/rules/0780/0780-05/0780-05-12.20141104.pdf>).

Properties being inspected are not code inspections and do not "Pass" or "Fail." - The following report is based of the readily accessible and visible components of the structure and its associated systems at the date and time of the inspection only. Please take into account that home conditions change from the time of the inspection to closing from occupancy, general living and use of the dwelling, and moving. This report will focus on safety, function, major undisclosed issues, and homeowner maintenance issues. Never to any current or past building or construction codes. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, any recommendations and deficiencies in this report are to be referred to specific trade licensed professionals, licensed general contractors, and engineers. These licensed professionals should evaluate that entire system to ensure there are no other system deficiencies, present costs, and associated repair methods to repair any recommendations and defects. If repair work is being efforted by the seller, you are advised to obtain receipts, associated documentation, and any applicable warranties, or workmanship guarantees. Ensure all work has been completed by licensed professionals and licensed contractors. All recommendations in this report should be followed through before the close of escrow. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

The summary is not the entire report. The complete report includes additional important property information and safety concerns of interest to the client. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general inspection. **IT IS RECOMMENDED THAT THE CLIENT READ THE ENTIRE INSPECTION REPORT.** All repairs should be done by a licensed & bonded tradesman or licensed professionals. It is recommended that you obtain copies of all receipts, warranties and permits of work performed by others.

COMMENT KEY/DEFINITIONS:

Below are listed the definitions used throughout the report to describe each feature of the property.

(SER) Servicable = The item/system was performing its intended function at the time of the inspection.

(MAR) Marginal = The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

(R/R) Repair/Replace = The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe, or was hazardous at the time of the inspection.

(NI) Not Inspected = The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representationis of whether or not it was functioning as intended were made.

(N/A) Not Applicable = The item/system does not exist or was visually concealed at the time of the inspection.

NOTICE TO THIRD PARTIES:

This report is the joint property of National Property Inspection Headquarters and the client(s) listed in this report. Unauthorized transfer to any third party or subsequent buyers/sellers/owners is not permitted. This report and the supporting inspection and documents were performed and prepared according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the licensed home inspector of their choice to provide them with an updated report.

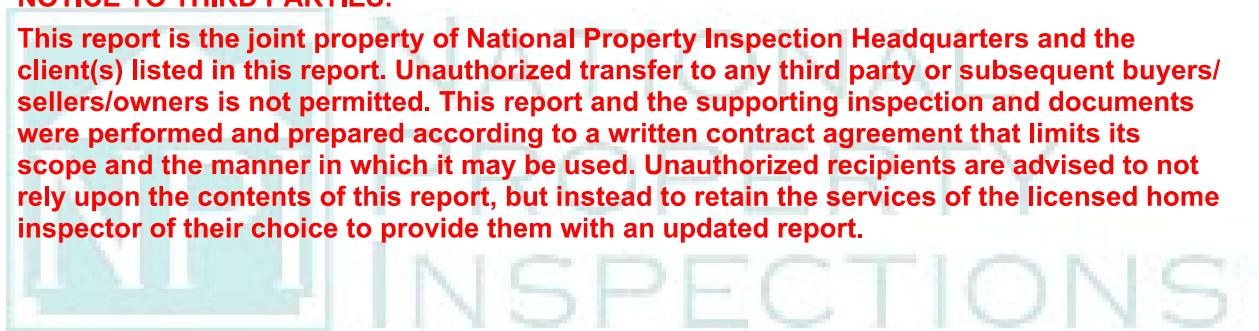


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Report Summary

Exterior Components

Page 8	Exterior wall observation	<ul style="list-style-type: none">• There was vegetation growing up and against the siding. Recommend trimming vegetation to avoid damage to the siding.• Siding is in direct contact with the shingles. This is conducive to wood rot/deterioration. There should be a gap of a minimum of 1 inch to allow moisture to flow without effecting the siding. Some wood deterioration noted in one or more areas. Recommend a qualified contractor further evaluate and repair as necessary.• Wood on louver vent was damaged. Recommend repair/replace by qualified contractor. Hidden damage may exist.
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Electrical System

Page 15	Outlets / Switches / Fixtures Observations	<ul style="list-style-type: none">• GFCI (Ground Fault Circuit Interrupter) circuitry was not present or was inoperable in multiple required areas. Industry standards since approximately 1987 indicate all kitchen counter top, bathroom, garage, and exterior electrical outlets have GFCI protection for additional safety.
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Plumbing System

Page 18	Plumbing Fixtures	<ul style="list-style-type: none">• Shower head was leaking. Recommend repair.• Master bathroom sinks had low flow. This is likely due to the kinked water lines. Recommend repair/replace by qualified plumbing contractor.
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General Information

Property type

- Single Family

Property faces

- Northwest

Occupancy

- Occupied

Persons present

- Buyer
- Buyer's Agent

Weather conditions

- Overcast
- 52 Degrees F

Soil conditions

- Dry

Additional Notices

- The residence was furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor do we remove or rearrange items within closets or cabinets. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

Lots and Grounds

Grading observation

Ser	Mar	R/R	NI	N/A
✓				

Graded Away From House

Driveway observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Concrete

Observations:

- Minor cracks observed. These cracks were common and were due to normal ground settlement. Recommend filling cracks with a driveway caulk/sealant to prevent any further damage due to water penetration.

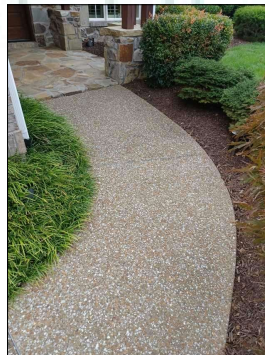


Concrete driveway

Steps and walkways observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Concrete



Concrete sidewalk

Porch / Deck / Patio observation

Ser	Mar	R/R	NI	N/A
	✓			

Materials: Concrete

Observations:

- Deteriorated stain on front porch posts. Recommend restaining to prevent moisture intrusion.



General back patio photo



General front porch photo



General back patio photo



Deteriorated stain on front porch posts



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Exterior Components

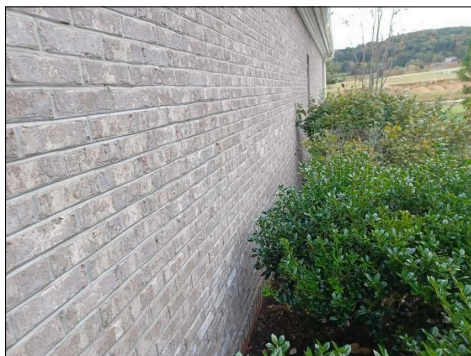
Exterior wall observation

Ser	Mar	R/R	NI	N/A
	✓			

Materials: Brick • Stone veneer

Observations:

- There was vegetation growing up and against the siding. Recommend trimming vegetation to avoid damage to the siding.
- Siding is in direct contact with the shingles. This is conducive to wood rot/deterioration. There should be a gap of a minimum of 1 inch to allow moisture to flow without effecting the siding. Some wood deterioration noted in one or more areas. Recommend a qualified contractor further evaluate and repair as necessary.
- Wood on louver vent was damaged. Recommend repair/replace by qualified contractor. Hidden damage may exist.



Vegetation contacting siding



Damaged louver vent



Inadequate gap between siding and shingles

Eaves / Soffits / Fascias observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Wood

Windows observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Wood • Double Pane

Observations:

- Majority of windows did not have screens



Loose hardware. Did not fully open.



Loose weather strip



Inoperable

Exterior doors observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Wood



Damaged weather strip



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Garage

Garage / Carport observation

Ser	Mar	R/R	NI	N/A
✓				



Garage

Overhead Garage Door observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Metal • 1 Opener(s)



Overhead door

Pedestrian Door into House observation

Ser	Mar	R/R	NI	N/A
		✓		

Materials: Hollow core



Interior grade door

Roofing System

Roof Covering observation

Ser	Mar	R/R	NI	N/A
✓				

Roof Description

- Materials: Asphalt shingle
- Roof layers: 1 Layer
- Method of inspection: Walked on



General roof photo



General roof photo

Roof flashing observation

Ser	Mar	R/R	NI	N/A
✓				

Materials:

- Metal

Roof drainage observation

Ser	Mar	R/R	NI	N/A
✓				

Materials:

- Aluminum



Underground drains

Foundation

Foundation observation

Ser	Mar	R/R	NI	N/A
✓				

Materials / type

- Slab on Grade

Floor/slab

Ser	Mar	R/R	NI	N/A
✓				

Observations:

- Foundation construction included a slab-on-grade. Inspection of the slab-on-grade foundation was limited by the fact that typically, most of the foundation and slab are hidden underground or by interior floor coverings. Where possible, that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering was inspected.

Wood destroying organisms

Ser	Mar	R/R	NI	N/A
			✓	

Observations:

- Note : This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advised.



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Attic

Framing/Sheathing observation

Ser	Mar	R/R	NI	N/A
✓				

Materials:

- Trusses



General attic photo

Insulation observation

Ser	Mar	R/R	NI	N/A
✓				

Materials:

- Blown Fiberglass

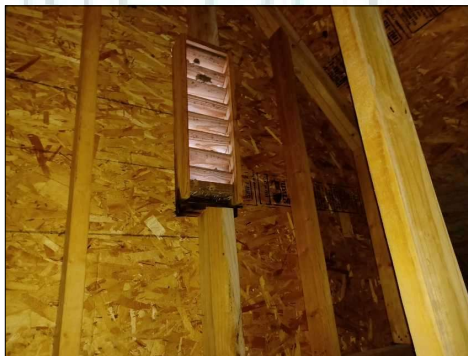
Observations:

- Loose-fill Fiberglass insulation present, approximately 13-14 inches deep, estimated R value 32-35. Insulation is sufficient for the area.

Ventilation observation

Ser	Mar	R/R	NI	N/A
✓				

Vent type Ridge vent • Soffit vent



Moisture intrusion around louver vent

Electrical System

Electrical service observation

Ser	Mar	R/R	NI	N/A
✓				

Electric service Underground Service • 120/240 Volts

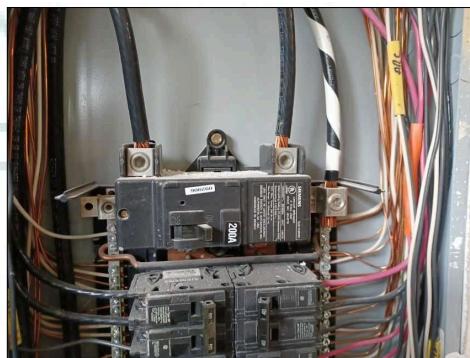


Underground service entrance

Entrance Cable observations

Ser	Mar	R/R	NI	N/A
✓				

Materials: Service Entrance Copper



Copper entrance cable

Service panel observations

Ser	Mar	R/R	NI	N/A
	✓			

Service panel Attached Garage • 200 AMP

Observations:

- Panel cover was missing screw(s). Recommend installing proper blunt tipped screws to secure panel.



Breaker panel - Cover on



Cover missing screw



Breaker panel - Cover off

Distribution wiring observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Copper

Grounding/bonding observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Copper

Outlets / Switches / Fixtures Observations

Ser	Mar	R/R	NI	N/A
		✓		

GFCI:

- **GFCI** present: Kitchen, Bathroom, Garage, Exterior, Electrical panel, Jet tub
- GFCI missing/inoperable: Exterior, Garage

Grounding: Grounded

Observations:

- GFCI (Ground Fault Circuit Interrupter) circuitry was not present or was inoperable in multiple required areas. Industry standards since approximately 1987 indicate all kitchen counter top, bathroom, garage, and exterior electrical outlets have GFCI protection for additional safety.



Missing GFCI - Exterior



Missing GFCI - Exterior



Missing GFCI - Garage

Smoke/Carbon Monoxide detectors observations

Ser	Mar	R/R	NI	N/A
✓				

Present

Observations:

- Note: Smoke and CO detectors should be replaced every 10 years and batteries should be replaced annually. These are important life safety devices to protect you and the dwelling. You are advised to replace these devices either before the close of escrow or upon moving into the home.

Electrical limitations

Ser	Mar	R/R	NI	N/A
			✓	

Observations:

- Central Vacuum not part of the inspection



Central vacuum not inspected



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Plumbing System

Water Supply observation

Ser	Mar	R/R	NI	N/A
✓				

Supply info

- Service pipe to house - Copper
- Main water location - Garage
- Interior supply piping - Copper



Main water shutoff

Drain/Waste/Vent System observation

Ser	Mar	R/R	NI	N/A
✓				

Waste info

- PVC

Water Heater observation

Ser	Mar	R/R	NI	N/A
	✓			

Water heater info

- Manufacturer: State
- Approximate Capacity: 66 gallon
- Fuel: Electric
- Unit 1 Location: Attic - Unit is 14 years old

Observations:

- Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Early replacement could be necessary.



Water heater



14 years old



Missing electrical shutoff

Plumbing Fixtures

Ser	Mar	R/R	NI	N/A
		✓		

Observations:

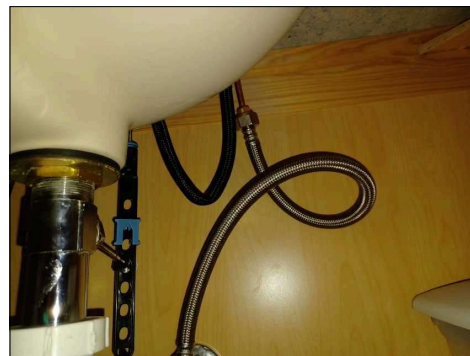
- Front exterior faucet was leaking. Recommend repair.
- Cracked grout around master tub. Recommend sealing to prevent moisture intrusion.
- Full inspection of the jet tub was not possible due to lack of access.
- Caulk in master bathroom shower was deteriorated. Recommend recaulking.
- Shower head was leaking. Recommend repair.
- Master bathroom sinks had low flow. This is likely due to the kinked water lines. Recommend repair/replace by qualified plumbing contractor.



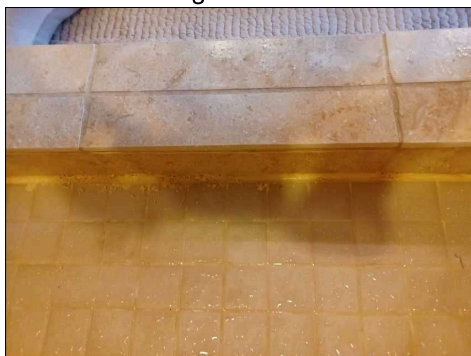
Leaking shower head



Low flow



Kink in water line



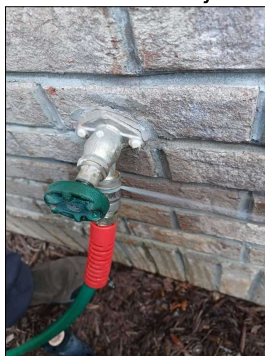
Deteriorated caulk in shower



No access under jet tub



Cracked grout



Exterior faucet leaking

Heating System

Heating system observation

Ser	Mar	R/R	NI	N/A
✓				

Heating Info:

- Manufacturer: Carrier
- Heating type: Forced Air
- Fuel source: Gas
- Vent material: Metal
- Unit 1 Location: Attic - Unit is 7 years old

Observations:

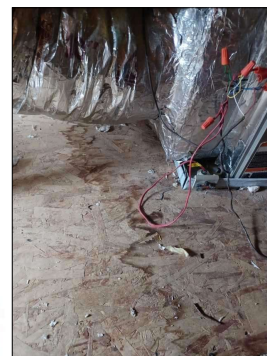
- Moisture stains noted around furnace. This is likely due to condensation. Area was dry at time of inspection. Recommend monitoring for future moisture and have qualified contractor further evaluate if necessary.



Furnace



7 years old



Moisture stains around furnace

Fuel Storage and Distribution observation

Ser	Mar	R/R	NI	N/A
			✓	

Fuel Natural Gas Main Valve At meter outside side wall

Observations:

- The home has corrugated stainless steel tubing (CSST) gas supply pipe. The CSST gas pipe system was not inspected. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Recommend further evaluation by qualified electrical contractor and repair/replace if necessary.



Gas meter

Cooling System

Cooling system observation

Ser	Mar	R/R	NI	N/A
			✓	

Cooling description

- Manufacturer: Carrier
- Cooling type: Heat pump
- Fuel source: Electric
- Unit 1 location: Exterior - Age: 14 years old

Observations:

- **A/C** unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



14 years old



HVAC Distribution

HVAC Distribution observation

Ser	Mar	R/R	NI	N/A
✓				

- Materials:**
- Insulated ducts
 - Metal



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Interior

Wall and ceiling observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Drywall

Observations:

- Typical nail pops, scuff marks, nicks noted throughout the house. This is generally cosmetic. Repair as necessary.



Nail pop(s)

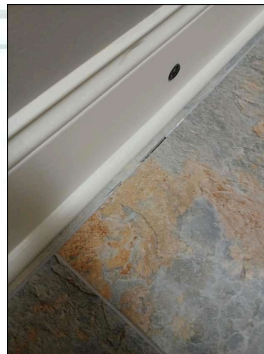
Floor observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Tile • Wood

Observations:

- Small area of missing grout noted in laundry room.

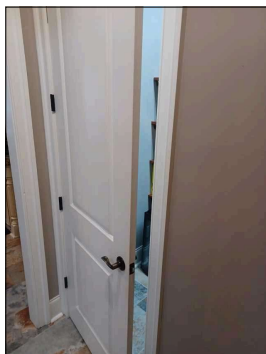


Missing grout - laundry room

Doors / Hardware observation

Ser	Mar	R/R	NI	N/A
	✓			

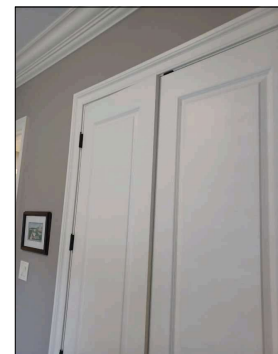
Door type Wood



Door did not close properly - pantry



Door contacting frame - bedroom



Door contacting frame - bedroom closet

Cabinets & Counters observation

Ser	Mar	R/R	NI	N/A
✓				

Stairs observations

Ser	Mar	R/R	NI	N/A
✓				



Stairs



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Fire Places - Wood Stoves

Fireplace / Wood stove observation

Ser	Mar	R/R	NI	N/A
✓				

Fireplace type
• Gas

Observations:
• Recommend having the gas fireplace serviced, cleaned and safety inspected by a qualified chimney sweep to ensure both fireplace and flue ventilation are performing as designed.



Gas fireplace



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Appliances

Appliances Tested:

Appliances are not tested through complete cycles. Limited testing is performed to ensure the appliance is operating. • Gas Cooktop: Kitchen-aid • Microwave Oven: Kitchen-aid • Dishwasher: Kitchen-aid • Waste disposal • Refrigerator: • Kitchen Exhaust Hood:

Refrigerator

Ser	Mar	R/R	NI	N/A
✓				



Refrigerator

Microwave

Ser	Mar	R/R	NI	N/A
✓				



Microwave

Waste Disposer

Ser	Mar	R/R	NI	N/A
✓				



Waste disposer

Cooktop

Ser	Mar	R/R	NI	N/A
✓				



Gas cooktop

Built in Oven

Ser	Mar	R/R	NI	N/A
✓				



Wall oven

Clothes Washer

Ser	Mar	R/R	NI	N/A
			✓	

Observations:

• Because we do not test washing machines, it is generally not possible to check the water flow at supply and waste pipes. Ask the seller if they know of any issues with laundry piping. Suggest installing new washing machine hoses when you move in. Hoses weaken and crack with age and can leak and cause damage to flooring and surrounding material. For peace of mind, new hoses are relatively inexpensive and easy to install. Limited observation of components blocked by washer and dryer, to include walls, flooring, and outlets/hooks behind laundry equipment.



Laundry facilities

Clothes Dryer

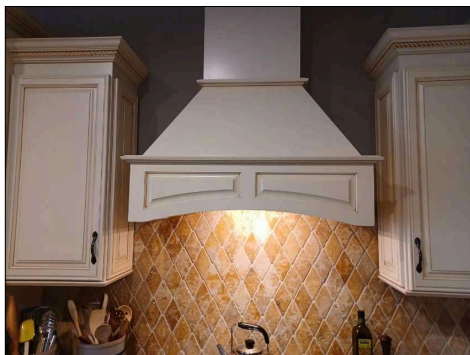
Ser	Mar	R/R	NI	N/A



Dirty dryer vent

Kitchen Exhaust

Ser	Mar	R/R	NI	N/A
✓				



Kitchen exhaust

Dishwasher

Ser	Mar	R/R	NI	N/A
✓				



Dishwasher



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Seasonal Checklist Items

Home Maintenance Checklist for the Seasons

These are checklists that you can use and incorporate into your routine home maintenance plan for your house. They are broken up into seasons.

Annually:

Hire **Home Inspection Headquarters** to perform a home maintenance inspection at part of your routine home maintenance plan.

In the Spring:

Check for damage to your roof

Check all the fascia and trim for deterioration

Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer

Check your water heater

Replace all extension cords that have become brittle, worn, or damaged

Check your fire extinguishers

Clean the kitchen exhaust hood and air filter

Review your fire escape plan with your family

Repair all cracked, broken, or uneven driveways and walks to help provide a level walking surface

Check the shutoff valve at each plumbing fixture to make sure they function

Clean clothes dryer exhaust duct, damper, and space under the dryer

Inspect and clean dust from the covers of your smoke and carbon monoxide alarms

In the Summer:

Check kids playing equipment

Check your wood deck or concrete patio for deterioration

Check the nightlights at the top and bottom of all stairs

Check exterior siding

Check all window and door locks

Check your home for water leaks

Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles

In the Fall:

Check your home for water leaks
Have a heating professional check your heating system every year
Home Maintenance Checklist for the Seasons
Protect your home from frozen pipes
Run all gas-powered lawn equipment until the fuel is gone
Test your emergency generator
Have a certified chimney sweep inspect and clean the flues and check your fireplace damper
Remove bird nests from chimney flues and outdoor electrical fixtures
Inspect and clean dust from the covers of your smoke and carbon monoxide alarms
Make sure the caulking around doors and windows is adequate to reduce heat/cooling loss
Make sure that the caulking around your bathroom fixtures is adequate to prevent water from seeping into the sub-flooring

In the Winter:

Clean the gutters and downspouts
Confirm firewood at least 20 feet away from your home
Remove screens from windows and install storm windows
Familiarize responsible family members with the gas main valve and other appliance valves
Clean the clothes dryer exhaust duct, damper, and space under the dryer
Make sure all electrical holiday decorations have tight connections
Clean the kitchen exhaust hood and air filter
Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles
Check your water heater
Test all AFCI and GFCI devices

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.



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