





# LILLY HOME INSPECTIONS



Lilly Home Inspections, 1107 Paxton Drive, Knoxville, TN 37918, 865-297-3718, [www.lillyhomeinspections.com](http://www.lillyhomeinspections.com), TN. License # 220

## INSPECTION REPORT

### JOB INFORMATION

CLIENT(S) NAME(S):	Clients N/A,e	AGE OF HOUSE:	~ 30 years
JOB ADDRESS:	Any Road	SQUARE FEET:	~ 2115 ft2
CITY & STATE:	Any town	HOUSE FACES:	Northeast
INSPECTION DATE & TIME:	Inspection Date	REALTOR:	Your realtor
WEATHER CONDITIONS:	Hopefully Sunny	TEMPERATURE:	~ 78 degrees
DWELLING CONDITION:	Unoccupied	ATTENDEES:	Inspector & Client
INSPECTED BY:	Randy Lilly	INSP. END TIME:	Anytime
Inspector's Signature:		TENNESSEE STATE LICENSE	

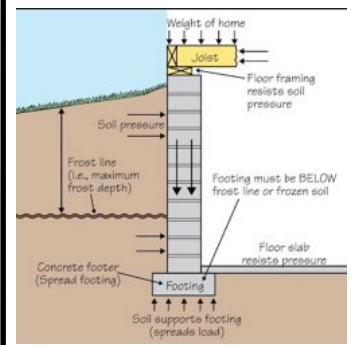
The inspection is performed and the report is prepared in accordance with the State of Tennessee Standards of Practice for Home Inspectors, TCA 62-6-302, 0780-05-12-.10 and with the standards of practice for NACHI Inspectors. The standards of practice can be viewed online at [www.nachi.org](http://www.nachi.org) and [www.tn.gov](http://www.tn.gov). This report is for the above mentioned client only and shall not be relied upon by anyone else.



### REPORT RATING SYSTEM

NOTED ITEMS:	Noted items are added to better clarify or describe an item.
RECOMMENDED ITEMS:	A recommended item is listed to help improve an area or component.
MODERATE ITEMS:	A moderate deficiency or a maintenance condition listed in the main body of the report.
INTERMEDIATE ITEMS:	A deficient item in need of repair and is listed in the summary section.
SERIOUS ITEMS:	A deficient item needing immediate attention and is listed in the summary section.

# FOUNDATION

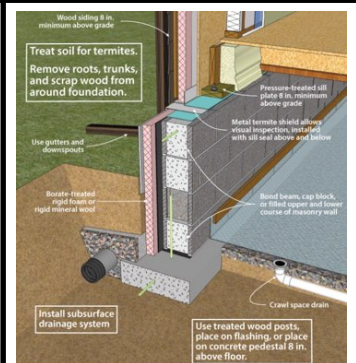
The inspection of the foundation, crawl space and associated components is a visual inspection only and shall not be deemed as an all inclusive inspection. The reporting of these areas does not imply whether or not the foundation is structurally sound and it is recommended that a State of Tennessee licensed engineer evaluate the foundation for structural integrity. It is recommended that a licensed termite company be hired to inspect the house for wood boring insects.







Foundation Type:	Footing and block foundation	
Floor Structure Type:	Crawl space and slab on grade	
Wall Structure Type:	Block foundation walls and wood framed walls	
Foundation Moderate Items:	1. Some foundation mortar finish had hairline cracks at the joints that needs to be repaired.	
	2. Some of the foundation vents need to be sealed around.	
Foundation Noted Items:	N/A	
Foundation Rec. Items:	1. Downspouts should be maintained in order to move water away from the foundation.	

# CRAWL SPACE

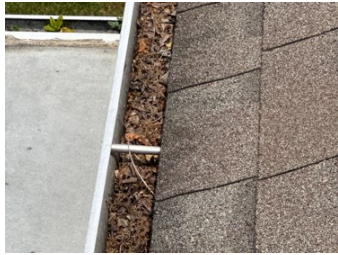


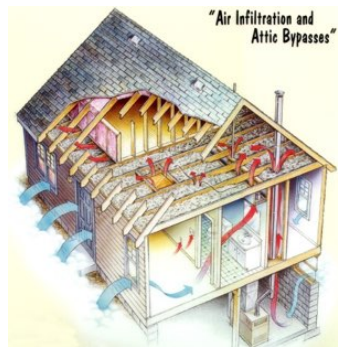

The inspection of the crawl space and associated components is a visual inspection only and shall not be deemed as all inclusive. Where permissible and safe, all areas will be accessed and visually inspected and all deficient items observed will be documented. We are not microbial fungi experts and it is recommended that you hire an expert.





Crawl Space Moderate Items	1. Strap up all wires better in this area. 2. All supply piping in this area needs to be properly insulated to protect against freezing.
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	<p>3. Observed what appeared to be a microbial fungi growth substance on the floor system which is recommended to be addressed by a licensed company.</p>	
	<p>4. Recommend insulating the floor system to current standards.</p>	
<p>Crawl Space Access Location:</p>	<p>Left House Side. Some of the crawl space areas were too small to safely access.</p>	
<p>How Crawl Space is Inspected:</p>	<p>Physically</p>	
<p>Crawl Space Noted Items:</p>	<p>1. Crawl space - the crawl space weatherstrip observed to be turned into an unvented crawl space with an air handler unit installed. This needs to be evaluated and repaired by a licensed company. See the summary section. The unit will need to be routinely maintained.</p>	

Crawl Space Rec. Items:	N/A
<div data-bbox="110 218 467 338"> <h1>ROOF</h1> </div> <p>Per the State of Tennessee Standards of Practice, the roof is viewed from the lower roof edge. Higher areas of the roof will be viewed through high power binoculars. The lifespan or age of the shingles can not be determined by the inspector. It is recommended that a licensed roofing company be hired to evaluate the life span of the shingles.</p> <div data-bbox="1177 226 1502 535"> </div>	
Roofing Material Type:	<p>The roof was covered with an architectural fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Observed a rubber membrane roof over the back porch area.</p> <div data-bbox="1177 569 1511 1077"> </div>
Gutters and Downspouts:	Appeared to be in satisfactory condition.
Roof Inspection Method:	Physical
Roof Moderate Items:	<p>1. Observed several bare nail heads that need a sealant around them.</p> <div data-bbox="1177 1218 1511 1470"> </div>
	<p>2. Recommend trimming the trees back away from all roof areas.</p> <div data-bbox="1177 1497 1511 1749"> </div>

	3. Observed debris in the gutters that needs to be cleaned out.	
	4. Observed light surface wear in various locations.	
Type of Roof System:	Engineered Truss	
Roof Noted Items:	N/A	
Roof Recommended Items:	1. Recommend installing diverter flashing at the house wall gutter areas.	
<div><div><h1>ATTIC</h1><p>The attic will be viewed for open and obvious defects. If there is a safe access and passage through the attic, the attic will be viewed at all accessible locations. If the attic can not be safely accessed, it will be viewed from the attic opening only.</p></div><div></div></div>		
Attic Insulation Type:	Loose fill	
Insulation Depth:	~ 10"	


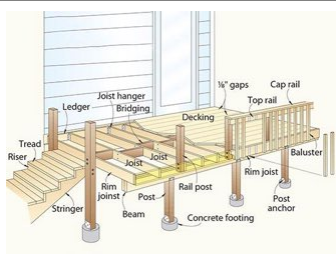
Attic Moderate Items:	1. The attic door had a chip out of the edge.	
Attic Noted Items:	1. Observed flooring and a light over the garage area. 2. Some attic areas were too small to physically access.	
Attic Recommended Items:	N/A	


# EXTERIOR & OUT BUILDINGS

The exterior of the dwelling will need to be periodically maintained as a preventative measure. All areas that are visible will be inspected and observed and deficiencies will be documented.



Type of Siding Material:	Brick with vinyl lap siding and vinyl trim.
Type of Windows:	Double pane vinyl type.
Storm Windows Installed:	Integral part of the window.
Screens Installed:	Yes
Exterior Grounds:	N/A

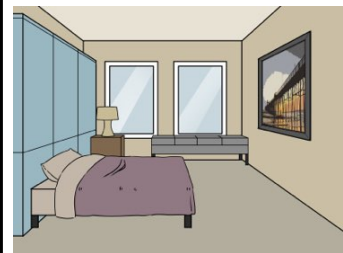
Exterior Moderate Items:	<ol style="list-style-type: none"> <li>1. Front of house - Seal where the exterior trim around the garage doors meets the brick or other exterior materials. The bushes need trimmed back away from the exterior walls (the bushes, hampered viewing of several areas). Observed a couple of small dents in the garage doors. The right front garage light was missing the bottom ornamental piece. Observe nails sticking out of the wall above the garage doors the metal lintels above the garage doors need to be painted.</li> <li>2. Driveway &amp; Walks - Need to seal all cracks with a proper sealant material. Seal where the concrete slab meets the house walls.</li> <li>3. Exterior - Caulk all gaps, holes and joints in the siding and trim or other materials. Seal around all exterior penetrations through the exterior walls.</li> <li>4. Left house side- the window screens had some small tears in them</li> <li>5. Out Building- Seal where the concrete slab meets the house walls. Observed cracks in the concrete slab that need to be repaired. Seal where the exterior trim around the garage doors meets the brick or other exterior materials. The exterior door needs to be repainted.</li> </ol>	
	6. Several of the exterior window frames need to be recaulked around.	
	7. Back of house- observed a couple small holes in the vinyl siding at the corner trim pieces.	
Exterior Noted Items:	N/A	
Exterior Rec. Items:	N/A	
<div> <div> <h1>GARAGE, DECKS &amp; PORCHES</h1> <p>These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection.</p> </div> <div>  </div> </div>		
Garage Moderate Items:	<ol style="list-style-type: none"> <li>1. Observed cracks in the concrete slab that need to be repaired.</li> <li>2. The walls in this area need to be touched up and repainted.</li> <li>3. The garage door rollers need to be lubricated. The locks need adjustment.</li> <li>4. Some light bulbs need to be replaced.</li> </ol>	
GFCI Protection	The GFCI protection in this area appeared to operate as intended.	
Garage door opener(s)	The garage door opener eye beams and safety reverse mechanism appeared to operate as intended.	
Garage Noted Items:	1. The side exterior door would not open.	
Garage Rec. Items:	N/A	

Front Porch Moderate Items:	<ol style="list-style-type: none"> <li>1. Seal where the concrete slab meets the house walls.</li> <li>2. The storm door screen was a little torn near the handle and needs to be repaired.</li> <li>3. Observed cracks in the concrete slab that need to be repaired.</li> </ol>
Front Porch Noted Items:	<ol style="list-style-type: none"> <li>1. The deck was too low to the ground to see the construction underneath it.</li> </ol>
Front Porch Rec. Items:	N/A
Deck/Patio Moderate Items:	<ol style="list-style-type: none"> <li>1. Seal the joints around the rear house door..</li> </ol>
Deck/Patio Noted Items:	N/A
Deck/Patio Recommended Items:	N/A
<div> <div> <h1>INTERIOR ROOMS</h1> <p><i>These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection.</i></p> </div> <div>  </div> </div>	
Kitchen Appliances	All appliances appeared to operate as intended unless noted otherwise.
GFCI Protection	See the summary section.
Kitchen Moderate Items:	<ol style="list-style-type: none"> <li>1. The faucet needs to be better anchored at the base.</li> <li>2. For safety the stove needs to be anchored to the wall to prevent tip over.</li> <li>3. Seal the joints around the window frame.</li> <li>4. The refrigerator outlet needs a coverplate.</li> <li>5. Seal the shelf penetrations under the sink.</li> <li>6. The wire guard needs better attached at the base of the disposal.</li> <li>7. The dishwasher needs to be better leveled up.</li> </ol>
Kitchen Noted Items:	N/A
Kitchen Recommended Items:	N/A
Breakfast Moderate Items:	<ol style="list-style-type: none"> <li>1. The screen door had a small tear near the handle.</li> </ol>
Breakfast Noted Items:	N/A
Breakfast Rec. Items:	N/A
Dining Room Mod. Items:	<ol style="list-style-type: none"> <li>1. Some of the baseboards need to be caulked and painted.</li> <li>2. The carpet was slightly discolored in areas.</li> </ol>
Dining Room Noted Items:	N/A
Dining Room Rec. Items:	N/A
Living Room Mod. Items:	<ol style="list-style-type: none"> <li>1. Some of the baseboards need to be caulked and painted.</li> </ol>

Living Room Noted Items:	N/A
Living Room Rec. Items:	N/A

# BEDROOMS, HALLS & STAIRS

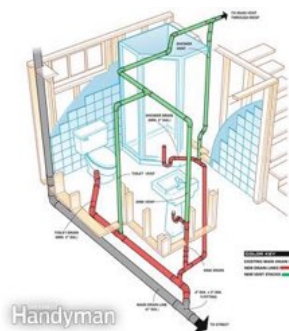
These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection.



Bedroom 1 Location:	Master Bedroom
Bedroom 1 Items:	<ol style="list-style-type: none"> <li>1. Outlets in this area need to be better anchored in the wall.</li> <li>2. The closet outlet needs a coverplate.</li> </ol>
Bedroom 2 Location:	Front Right Bedroom
Bedroom 2 Items:	<ol style="list-style-type: none"> <li>1. Some of the baseboards need to be caulked and painted.</li> <li>2. The floor had a high spot near the entry door.</li> </ol>
Bedroom 3 Location:	Mid Bedroom
Bedroom 3 Items:	N/A
Bedroom 4 Location:	Left End Bedroom
Bedroom 4 Items:	<ol style="list-style-type: none"> <li>1. Some baseboard joints need to be recaulked.</li> <li>2. The closet doors hit together when closing and rubbed the carpet.</li> </ol>
Bedroom Noted Items:	N/A
Bedroom Rec. Items:	N/A
Stairs & Halls Items:	1. Bedroom Hallway -the carpet was a little loose at the seams.
Stairs & Halls Noted items:	N/A
Stairs & Halls Rec. Items:	N/A

# BATHROOMS

These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection. Accessible fixtures will be tested and all visible defects will be documented.

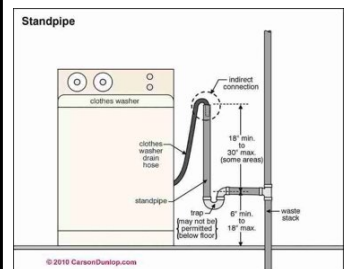


Bath 1 Location:	Master Bath
GFCI Protection	The GFCI protection in this area appeared to operate as intended.

Bath 1 Items:	<ol style="list-style-type: none"> <li>1. The light switch needs a coverplate.</li> <li>2. Observed a slight dip in the floor in front of the toilet.</li> <li>3. The towel bar needs to be better anchored.</li> </ol>	
Bath 2 Location:	Hall Bath	
GFCI Protection	The GFCI protection in this area appeared to operate as intended.	
Bath 2 Items:	<ol style="list-style-type: none"> <li>1. The entry door rubs the frame and needs repaired. The door top edge needs to be repainted.</li> <li>2. The towel bar needs to be better anchored to the wall.</li> <li>3. Seal the gap between the flooring and the shower.</li> </ol>	
Bath Noted Items:	N/A	
Bath Recommended Items:	N/A	

# LAUNDRY

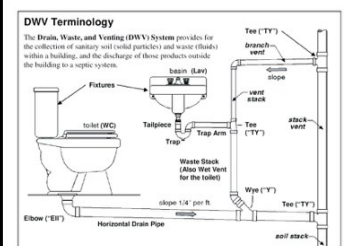
*These areas will be inspected and all visible deficiencies will be documented. Stored items in these*







Laundry Moderate Items:	<ol style="list-style-type: none"> <li>1. The door will not properly latch when closed and needs repaired.</li> <li>2. The water lines need to be better anchored up.</li> </ol>
Laundry Noted Items:	<ol style="list-style-type: none"> <li>1. The laundry equipment are not part of the home inspection and are not inspected.</li> </ol>
Laundry Recommended Items:	<ol style="list-style-type: none"> <li>1. Recommend installing a pan with a drain under the washing machine.</li> <li>2. Recommend the outlets be GFCI protected.</li> </ol>

# PLUMBING

These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection. Accessible fixtures will be tested and all visible defects will be documented. You may want to consult with a licensed plumbing company for an evaluation of the entire plumbing system.

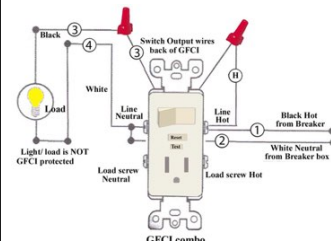





Supply Plumbing Pipe:	CPVC
Supply Water Source:	City Water
Waste Plumbing Pipe:	PVC
Waste System Type:	Septic. See the summary section.
Supply Water On?:	Yes


Water Pressure:	~ 102 PSI . See the summary section.		
Main Meter:	Appeared to be in proper working order.		
Main Shut Off Location:	At the yard meter		
Water Heater Type:	Electric		
Water Heater Brand:	A.O. Smith ®		
Water Heater Age:	2020		
Water Heater Location:	In the laundry		
Water Heater Tank Size:	40 Gallon		
Water Temperature:	~ 116 degrees. The power to the water heater was turned off when I arrived and this was turned on to test the unit and then it was turned back off.		
Water heater Operation:	Appeared to operate as intended.		
Plumbing Moderate Items:	1. The exterior hose faucets need to be anchored to the walls to protect the pipes from damage.		
Plumbing Noted Items:	N/A		
Plumbing Rec. Items:	N/A		

# ELECTRICAL & LIFE SAFETY

*These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection. Accessible fixtures will be tested and all visible defects will be documented. You may want to consult with a licensed electrical company for an evaluation of the entire electrical system. Only accessible outlets will be tested and outlets that have devices plugged into them are not removed for testing.*

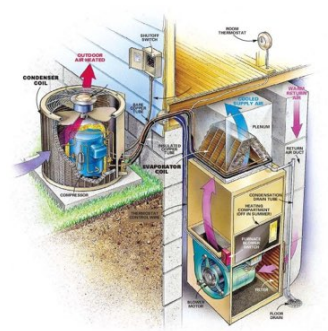


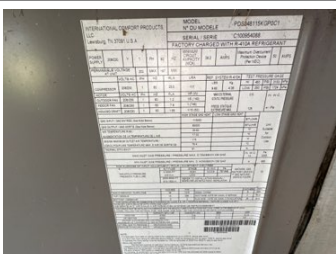

Service Entry Wires:	120/240 Three Service Conductors, above ground.	
Service Panel Type:	Breaker	
Number of Circuits:	See Panel	
Wiring Method:	Type NM Cable	
Electrical Panel Brand:	General Switch ®	
Panel Amperage:	200 AMPS	
Main Panel Location:	In the garage	
Main Panel Grounding:	Appeared to be properly installed.	
Panel wiring inspection	Electrical Panel - The electrical panel was disassembled to inspect the wiring and the panel appeared to be wired as intended.	
GFCI Protection:	N/A	
ARC Fault Protection:	1. Recommend installing ARC fault protection for the bedrooms.	
Working Smoke Detectors:	Yes, See the summary section.	
Smoke Detectors Needed:	Recommend installing smoke detectors in all bedrooms.	


<b>Alarm System:</b>	There was an alarm system observed in the house which is not part of the home inspection or is it inspected and needs to be verified by a licensed company.	
<b>Electrical Moderate Items:</b>	1. All exterior lights head tarnished finish.	
<b>Electrical Noted Items:</b>	1. Not all electrical outlets could be accessed or tested.	
<b>Electrical Rec. Items:</b>	1. Recommend installing carbon monoxide detectors near all bedroom areas.	

# HVAC SYSTEMS & MECHANICAL

These areas will be inspected and all visible deficiencies will be documented. Stored items in these areas greatly hamper viewing and inspection. Accessible fixtures will be tested and all visible defects will be documented. Recommend a licensed HVAC company be hired for a complete evaluation of the entire HVAC system. The unit is not disassembled and heat exchangers are not taken apart. Per the TN Standards of Practice for Home Inspectors the following are not inspected and are not part of the home inspection; humidifiers, electronic air filters, the uniformity or adequacy of heat supply to the various rooms and window AC units.



<b>HVAC UNIT 1:</b>	<b>BRAND OF UNIT:</b>	Goodman ®
<b>Manufacturer Age of Unit:</b>	~ 2010 , See the summary section.	
<b>Type of Unit &amp; Size:</b>	4 Ton propane gas package unit	
<b>Heat Temperature:</b>	108 degrees	
<b>Cooling Temperature:</b>	46 degrees out and 69 degrees in. Good. The delta temperature readings were within the recommended guidelines.	
<b>HVAC Moderate Items:</b>	1. Recommend having the HVAC units evaluated and serviced by a licensed HVAC company. 2. The exterior unit(s) need cleaned out. 3. Recommend having the ducts cleaned by a licensed company.	

Thermostat:	The thermostat appeared to operate as intended.	
Thermostat Location:	The thermostat was located in the bedroom hallway.	
HVAC Return Filters:	Appeared to be in adequate working order.	
HVAC Noted Items:	1. The burner chambers are not disassembled and are not inspected.	
HVAC Recommended Items:	1. Recommend having the HVAC unit(s) evaluated and serviced by a licensed HVAC company.	

## GENERAL NOTES

General Moderate Items:	1. Several floor areas had squeaks.
General Noted Items:	1. The house may contain hazardous materials that can be harmful to the occupants. Identification of these materials is not part of the home inspection and may need addressed by a licensed company.
General Rec. Items:	N/A



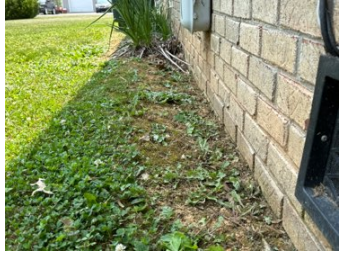


## SUMMARY


### NOTE:

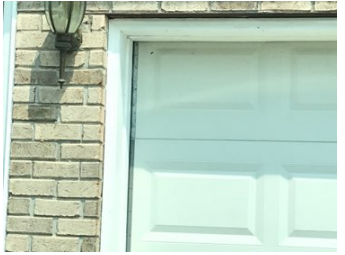




*This report is prepared exclusively for the above mentioned buyer(s) and is not transferable to any other party unless it has been approved by Lilly Home Inspections. The inspection is performed in accordance to the NACHI® Standards of Practice and the State of Tennessee Standards of Practice for Home Inspector's. The summary listed below documents the intermediate and serious items that were observed during the home inspection and every effort has been made to insure the inclusivity of the list. Some items may have been inadvertently left of the summary section.*

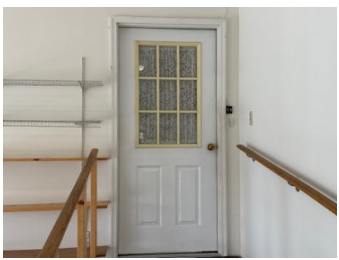



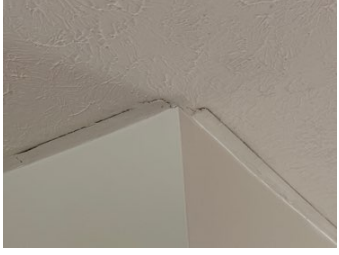


Items listed below are recommend to be repaired but are not all inclusive. It is the buyer's prerogative to add or take away from this list and to request other items to be repaired (i.e. a moderate deficiency).

## 01 - FOUNDATION







INTERMEDIATE ITEMS:	1. Right house side - the soil needs filled in along the foundation wall and be properly sloped away.	
SERIOUS ITEMS:	N/A	
02 - BASEMENT		
INTERMEDIATE ITEMS:	N/A	
SERIOUS ITEMS:	N/A	
03 - CRAWL SPACE		
INTERMEDIATE ITEMS:	1. Crawl space door- the door and frame had some dmaage and need to be repaired.	
	2. Crawl space - the crawl space was turned into an unvented space with an air handler. The walls of the foundation should have been insulated per unvented crawl space guidelines. This needs to be evaluated and repaired by a licensed company.	

	<p>3. Crawl space floor system - the piers should have full span shims across the tops of the piers that are of solid wood or metal. The beam splices should bear on the piers or be properly supported. Observed what appeared to be too large of span in between piers. Observed crushed shims at the tops of the piers. This needs to be evaluated and repaired by a licensed contractor.</p>	  
	<p>4. Crawl space plumbing - all pipes in the crawl space need to be better supported and all drain lines need to have proper slope. This needs to be evaluated and repaired by a licensed plumber.</p>	
SERIOUS ITEMS:	N/A	
04 - ROOF & ATTIC		
INTERMEDIATE ITEMS:	<p>1. Roof - the rubber boot at the base of the electrical weather head was split and gapped and needs to be replaced. This needs to be evaluated and repaired by a licensed company. This was a potential leak point.</p>	





<b>SERIOUS ITEMS:</b>		<b>N/A</b>	
<b>05 - EXTERIOR</b>			
<b>INTERMEDIATE ITEMS:</b>		1. Garage Doors - the garage doors were missing the weatherstrip around the doors which needs to be repaired.	
		2. Driveway - observed several large concrete cracks that need to be repaired.	
		3. Front Steps- the steps had to tall of risers, and these were unequal and were a potential fall hazard.	
		4. Rear Deck - The deck wood needs to be cleaned and refinished.	
<b>SERIOUS ITEMS:</b>		<b>N/A</b>	
<b>06 - INTERIOR</b>			
<b>INTERMEDIATE ITEMS:</b>		1. Garage Ceiling - observed areas with ceiling finish damage that needs to be repaired. This needs to be evaluated and repaired by a licensed company.	

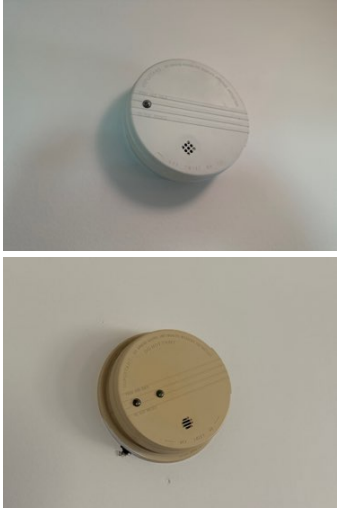


	<p>2. Garage - the door to the house should not have a window for fire ratings. Recommend this be replaced.</p>	
	<p>3. Laundry Floor- the vinyl floor was torn and stained in areas and needs to be replaced. This needs to be evaluated and repaired by a licensed company.</p>	
	<p>4. Bedroom Hallway Closet - the bottom 1/3 of the walls were missing sheetrock and need to be repaired. This needs to be evaluated and repaired by a licensed company.</p>	
	<p>5. Foyer &amp; Kitchen - observed loose sheetrock tape along the ceiling edges that needs to be repaired. This needs to be evaluated and repaired by a licensed contractor.</p>	 
	<p>6. Kitchen Vinyl Floor- the floor was stained and will need to be replaced. The countertops had separation and swelling at the seams and the countertops may need to be replaced. This needs to be evaluated and repaired by a licensed company.</p>	 

	<p>7. Living Room - the carpet in the bay window was stained and worn and needs to be replaced. Observed a small carpet hole to the right of the bay window. This needs to be evaluated and repaired by a licensed company.</p>	 
	<p>8. Left End Bedroom - the entry door hit the frame and would not close. The closet doors need to be adjusted. This needs to be evaluated and repaired by a licensed company.</p>	
	<p>9. Right Bedroom Hallway Door - the door hit the frame and would not close and needs to be repaired.</p>	
	<p>10. Refrigerator Icemaker - the icemaker did not operate during the inspection period.</p>	
<b>SERIOUS ITEMS:</b>	<b>N/A</b>	
<b>07 - PLUMBING</b>		



<b>INTERMEDIATE ITEMS:</b>	1. Kitchen Sink Drain - observed an S trap drain under the sink. This can allow for the trap to siphon and allow sewer gases into the house which are harmful to the occupants. This needs to be evaluated and repaired by a licensed plumber.	
	2. Hall Bath Sink - observed an S trap drain under the sink. This can allow for the trap to siphon and allow sewer gases into the house which are harmful to the occupants. This needs to be evaluated and repaired by a licensed plumber. The shelf had water damage to the wood around the drain pipe.	
	3. Master bath sinks - observed an S trap drain under the sink. This can allow for the trap to siphon and allow sewer gases into the house which are harmful to the occupants. This needs to be evaluated and repaired by a licensed plumber. Both sinks. Also observed corrosion around the base of the shut off valves that will need to be addressed.	
	4. Water Pressure - the water pressure was set too high and may be an indication of an issue. This needs evaluated and repaired by a licensed plumber. Too high of pressure can cause damage to fixtures, pipes or equipment. The pressure was measured at ~ 102 PSI and should be set at a point between 40 and 80 PSI.	
<b>SERIOUS ITEMS:</b>	1. Septic System - The septic system needs to be verified and inspected by a licensed company. This is not part of the home inspection nor was it inspected.	
	2. Water heater - the water heater should sit in a pan that is piped to the exterior to protect the floor in the event of a leak. This needs to be evaluated and repaired by a licensed plumber.	
	3. Rear Yard - observed plumbing pipe and a yard pop up drain in the rear yard behind the master bedroom. This needs to be evaluated and repaired by a licensed plumber. Waste water can not discharge on to the ground.	

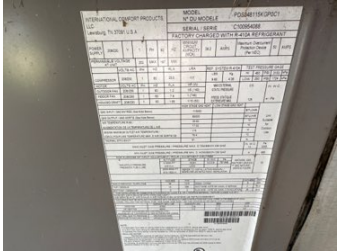
	<p>4. Attic- a plumbing vent was observed over the hall bath that was not vented to the exterior. This could allow sewer gases into the house . This needs to be evaluated and repaired by a licensed plumber.</p>	
08 - ELECTRICAL & LIFE SAFETY		
<p>INTERMEDIATE ITEMS:</p>	<p>1. Doorbell- the doorbell did not operate when tested and needs to be repaired.</p>	
	<p>2. Alarm Control - the alarm control (in the laundry) needs to be mounted to the wall base.</p>	
	<p>3. Dryer Outlet - Observed a three prong dryer outlet. Recommend the outlet be upgraded to a four prong type by a licensed electrician.</p>	
	<p>4. Kitchen Light - the ceiling light did not come on when tested. This needs to be evaluated and repaired by a licensed electrician.</p>	
	<p>5. Hall Bath Vent - when the heat was tested on the vent fan the air never got hot and this unit may need to be replaced.</p>	

<p><b>SERIOUS ITEMS:</b></p>	<p><b>1. Kitchen Electrical - the two outlets around the microwave must be GFCI protected and were not when tested. Both GFCI outlets had open grounds and need to be repaired. This needs to be evaluated and repaired by a licensed electrician.</b></p>	
	<p><b>2. Outside Building - observed illegal wiring that plugged into the exterior outlet. The outlet(s) in this area need to be GFCI protected and should be repaired by a licensed electrical contractor.</b></p>	
	<p><b>3. Back of house - observed illegal wiring that plugged into the exterior outlet. This ot also must be GFCI protected. This needs to be evaluated and repaired by a licensed electrician.</b></p>	
	<p><b>4. Back of house GFCI Outlet - the outlet would not trip when tested and needs repaired by an electrician.</b></p>	

	<p>5. Smoke detectors - The average lifespan of a smoke detector is approximately 10 years and the smoke detectors in the house appeared to be older and recommend that they be replaced by a licensed electrician.</p>	
	<p>6. Hall Bath - Observed an open electrical junction box violation that needs a coverplate. This needs to be repaired by a licensed electrician. This was located behind the upper medicine cabinet. The master bath area could not be observed.</p>	
	<p>7. Crawl Space - Observed a bare wire electrical violation that needs put into a junction box with a coverplate for fire safety. This issue needs repaired by a licensed electrician. This was located near the entrance on the ceiling. All crawl space electrical needs gone over by the electrician.</p>	

## 09 - MECHANICAL

<p>INTERMEDIATE ITEMS:</p>	<p>1. Laundry - a proper rigid metal dryer vent needs to be installed in the laundry wall.</p>	
	<p>2. Exterior HVAC Unit - the unit needs to have the gap sealed where it meets the house wall.</p>	

	<p>3. HVAC System - the average life span of the HVAC system has been exceeded and the HVAC unit may need replaced in the near future. The system needs evaluated by a licensed HVAC company. The age of this system was observed to be a 2010 model.</p>	
SERIOUS ITEMS:	N/A	
10 - NOTES		
NOTED ITEMS:	<p>1. Radon- The buyers were offered a radon monitor test and they chose to not have one performed. It is recommended that a radon monitor test be performed. The Tennessee Department of Environment and Conservation (TDEC) considers radon to be a very serious problem in our state. No matter where you live in Tennessee, there is the potential for radon to enter your home. Regardless of your zone designation or geographic location, all homes should be tested for radon. There is no zone that has no risk factor for radon.</p>	
	<p>2. Propane Tank - This was not part of the inspection nor was it inspected. This needs to be evaluated by a licensed company.</p>	