

CHATTANOOGA
HOMEINSPECTOR.COM



PROPERTY INSPECTION **REPORT**

2404 Cave Springs Rd, Rising Fawn, GA 30738

CLIENT: Samantha Price

INSPECTOR: Scott Walters

LICENSE: #2779

AGENT: Heather Nicely

DATE OF INSPECTION: 10/8/2024

TIME OF INSPECTION: 1:00 PM

WEATHER: 74 and sunny

Call: (423) 284-1510



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Some Positive Attributes		
Page 8 Item: A	A Few Positive Attributes	<ul style="list-style-type: none"> • LOCATION LOCATION LOCATION! • Stone cladding • Vinyl siding • Stainless appliances • Newer HVAC unit • Large garage • Large barn on property • Fenced in garden.
Signature Page		
Page 9 Item: B	Additional notes on departure	<ul style="list-style-type: none"> • Would you like a list of trusted professionals? Follow this link! https://www.chattanoogahomeinspector.com/trusted-resources/
Roof		
Page 10 Item: A	Roof Condition	<ul style="list-style-type: none"> • Loose shingles noted on roof. Recommend to properly reattach or replace shingles. • No kick-out flashing noted at areas where the roof meets the structure. Recommend adding kick-out flashing as needed. • Granule loss, damaged shingles, and/or exposed nails noted on roof. Recommend repairing as needed.
Page 11 Item: B	Condition	<ul style="list-style-type: none"> • Improperly installed vent boots noted. Recommend properly installing boots. • Exposed nails noted on vent boot. Recommend adding roofing grade sealant.
Page 12 Item: C	Sky Lights	<ul style="list-style-type: none"> • Damaged/cracked skylight noted. Recommend repair/replacement as needed to prevent moisture intrusion into attic.
Page 12 Item: D	Gutters and Downspouts	<ul style="list-style-type: none"> • Drain extensions and/or splash blocks are disconnected or improperly installed. Recommend correction as needed.
Attic		
Page 14 Item: D	Insulation Condition	<ul style="list-style-type: none"> • "Tunneling" noted in attic insulation. This indicates current or past presence of pests in attic. No structural damage is visible at this time. • Insulation is missing in various areas of attic. Recommend adding insulation where needed. • Insulation in close proximity to older incandescent can lights in attic. Recommend proper clearance per manufacturer requirements.

Page 15 Item: F	Attic Plumbing	<ul style="list-style-type: none"> • Plumbing vent pipes terminate in the attic with Studer valve that appears to be leaking. Recommend venting plumbing vent lines through roof to exterior of structure to prevent possible gas backup into attic. • High moisture noted around plumbing vents in attic. Recommend repairing or reinstalling plumbing boots as needed.
Page 16 Item: G	Electrical	<ul style="list-style-type: none"> • Electrical outlet and switch covers are missing. Recommend adding covers as needed.
Electrical		
Page 17 Item: A	Electrical Panel	<ul style="list-style-type: none"> • Service panel missing screws. (Quantity 2) Recommend adding blunt tip screws as needed. • Bushings missing from around branch wire(s) entering panel box. Recommend adding bushing around grommet to prevent electrical lines from rubbing on sharp metal and be damaged.
Interior Areas		
Page 19 Item: B	Window Condition	<ul style="list-style-type: none"> • Various window locks in the structure do not align properly. Recommend adjusting locks or windows for proper operation.
Page 20 Item: E	Condition	<ul style="list-style-type: none"> • Fungal growth noted on walls near water filtration system. Recommend further evaluation and treatment as needed.
Thermal Scan		
Page 21 Item: A	Results	<ul style="list-style-type: none"> • Thermal scan shows temperature differences at various areas of ceiling. This may indicate low/missing insulation. Recommend adding insulation as needed.
Kitchen		
Page 23 Item: C	GFCI	<ul style="list-style-type: none"> • No GFCI protection present. Recommend installing GFCI outlets for safety.
Page 24 Item: F	Dishwasher	<ul style="list-style-type: none"> • Dishwasher discharge line is connected downstream of the trap. Recommend installing dishwasher discharge line before trap to prevent gasses from entering house. • Dishwasher makes irregular noise when operating. Recommend servicing unit as needed.
Laundry		
Page 26 Item: B	GFCI	<ul style="list-style-type: none"> • GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Page 27 Item: E	Doors	<ul style="list-style-type: none"> • Door doesn't latch properly.
Water Heater		
Page 28 Item: C	Water Heater Age	<ul style="list-style-type: none"> • Water heater was manufactured in 2007. Average life span for this style water heater is 10-15 years.
Exterior Areas		
Page 29 Item: A	Siding Condition	<ul style="list-style-type: none"> • Exterior siding missing at front porch. Recommend replacing missing siding.
Grounds		
Page 30 Item: B	Grading	<ul style="list-style-type: none"> • Crawlspace vents are below grade. Recommend adding window well covers over crawlspace vents that are under grade to prevent water entry into crawlspace.

Page 30 Item: C	Vegetation Observations	<ul style="list-style-type: none"> It is recommended to trim all plants and trees that are close to structure to prevent pathways of wood destroying insects.
Page 31 Item: E	GFCI	<ul style="list-style-type: none"> Exterior outlets not GFCI protected. Consider replacing outlets with Ground Fault Circuit protection.
Page 31 Item: G	Plumbing	<ul style="list-style-type: none"> Damaged covers noted over septic tank. Recommend correction as needed.
Page 32 Item: I	Patio and Porch Deck	<ul style="list-style-type: none"> Deck joists missing joist hangers. Recommend adding joist hangers to deck joists for added support. Ledger board (board that is attached to deck and is secured to structure) for deck is missing lag bolts. Recommend adding lag bolts to ledger board.
Page 33 Item: J	Stairs & Handrail	<ul style="list-style-type: none"> There were no handrails installed at the steps. Recommend installing handrails on steps that have four or more risers.
Crawlspace		
Page 34 Item: B	Floor	<ul style="list-style-type: none"> Silt deposit noted on crawlspace floor. This indicates past moisture intrusion into crawlspace. Recommend monitoring for moisture intrusion and referring to grounds/grade section for potential corrections. Areas of encapsulation have fallen. Recommend correction as needed.
Page 34 Item: D	Floor Structure	<ul style="list-style-type: none"> Fungal growth noted in areas of crawlspace floor structure. Recommend further evaluation and treatment as needed. Floor joists have been cut around plumbing lines. Recommend repairing damaged framing members.
Page 35 Item: E	Plumbing	<ul style="list-style-type: none"> Water stains noted around plumbing waste lines. This area was tested with a moisture meter and appeared to be dry at this time. Recommend monitoring this area to insure leak is not active.
Page 37 Item: H	Crawlspace Electric	<ul style="list-style-type: none"> Exposed electrical wires or splices noted. Recommend all exposed electrical wires be placed into junction boxes with covers. Electrical junction boxes missing covers. Recommend adding covers to junction boxes.
Page 37 Item: I	Pest Intrusion	<ul style="list-style-type: none"> Evidence of past or present pest intrusion into structure noted. Recommend ensuring pests have been removed, access points have been sealed, and any affected materials have been repaired or replaced as needed.
Page 38 Item: J	Basement/Crawlspace Ductwork	<ul style="list-style-type: none"> Damaged dryer vent noted. Irregular materials noted for dryer vent. Recommend correction as needed.
Page 38 Item: K	Dehumidifier/Humidity	<ul style="list-style-type: none"> Inspector had to turn off breaker that was connected to dehumidifier. See bathroom 1 tub section for further details. Recommend correction of whirlpool tub so dehumidifier can properly operate.

Garage		
Page 39 Item: C	GFCI	<ul style="list-style-type: none"> • No GFCI protection in garage. It is recommended that outlets in garage are GFCI protected, however many homes have dedicated outlets in garage that are not GFCI protected to power items such as deep freezers. • Ungrounded outlets noted in garage and stairwell to upstairs bedroom.
Page 40 Item: F	Garage Door's Reverse Status	<ul style="list-style-type: none"> • Garage safety sensors are installed too high. Modern safety standards state no more than 6" from floor. Recommend adjust sensors as needed.
HVAC #1		
Page 43 Item: F	Refrigerant Lines	<ul style="list-style-type: none"> • HVAC condensation drip lines terminates too close to structure. Recommend adding extension to drain line to allow condensation to flow away from structure.
Bathroom #1		
Page 45 Item: D	Showers	<ul style="list-style-type: none"> • Hot/cold reversed plumbing observed. Shower should deliver hot water when turned to the far left position.
Page 46 Item: F	Sinks	<ul style="list-style-type: none"> • Leak noted around hot water plumbing connection under right sink. Recommend repairing plumbing connection to prevent leak.
Page 46 Item: G	GFCI	<ul style="list-style-type: none"> • Outlet in bathroom is not GFCI protected. Recommend replacing outlet with GFCI outlet (Ground Fault Circuit Interrupter).
Page 46 Item: H	Bath Tubs	<ul style="list-style-type: none"> • Whirlpool tub was filled and tested. Whirlpool pump would not turn off. Inspector had to turn off breaker. No access to view pump or plumbing lines. Please contact licensed plumber to service tub. • Tub surround not sealed properly. Recommend adding sealant where needed.
Bathroom #2		
Page 48 Item: G	Electrical	<ul style="list-style-type: none"> • Bathroom closet light is missing bulb.
Bedroom 2		
Page 51 Item: C	Floor Condition	<ul style="list-style-type: none"> • Loose carpet noted in bedroom. • Soft flooring noted in bedroom. Recommend correction as needed.
Page 51 Item: D	Wall Condition	<ul style="list-style-type: none"> • Settling cracks noted in walls. Recommend to repair and monitor for further movement.
Bedroom 3		
Page 52 Item: C	Electrical	<ul style="list-style-type: none"> • Exposed electrical wires noted in bedroom closet. Recommend terminating electrical wires properly to prevent injury.
Page 52 Item: D	Window Condition	<ul style="list-style-type: none"> • Condensation noted between window panes in this bedroom. This indicates bad seal around window.
Bedroom 4		
Page 53 Item: D	Wall Condition	<ul style="list-style-type: none"> • Moisture staining noted on wall below window. This area tested dry at time of inspection. Recommend recommend monitoring for further moisture intrusion.

End

Page 55 Item: A

Thank you so much!

• Thank you for trusting Chattanooga Home Inspector with your new purchase! To let others know about your experience with us please leave a review by following this link.

<https://g.page/HomeInspectionChattanoogaTN/review?gm>

Some Positive Attributes

A. A Few Positive Attributes

Good	Fair	Poor	N/A	None
✓				

Observations:

- LOCATION LOCATION LOCATION!
- Stone cladding
- Vinyl siding
- Stainless appliances
- Newer HVAC unit
- Large garage
- Large barn on property
- Fenced in garden.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your 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.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. 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, we recommend that licensed contractors evaluate and repair any critical concerns and defects. 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.

Inspection Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may

contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

A. Attendance

In Attendance: Client or client representative present at end of inspection. • Buyers Agent present

B. Home Type

Home Type: Single Family Home. • Attached Garage.

C. Occupancy

Occupancy: Vacant - Furnished.

Signature Page

A. Inspector Signature

Good	Fair	Poor	N/A	None
✓				

Observations:

- Accept this electronic signature as formal signature.
- Inspector: Scott Walters License ID #2779 (423) 598-6881
scottw@chattanoogahomeinspector.com

B. Additional notes on departure

Good	Fair	Poor	N/A	None
✓				

Observations:

- [Would you like a list of trusted professionals? Follow this link!](https://www.chattanoogahomeinspector.com/trusted-resources/)

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

A. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Inspected from on top of roof.

Materials: Asphalt shingles noted. • Architectural style dimensional shingles noted.

Observations:

- Pictures and arrows may not represent all damaged surfaces. Recommend a licensed professional ensure all damaged areas be repaired properly.
- Loose shingles noted on roof. Recommend to properly reattach or replace shingles.
- No kick-out flashing noted at areas where the roof meets the structure. Recommend adding kick-out flashing as needed.
- Granule loss, damaged shingles, and/or exposed nails noted on roof. Recommend repairing as needed.





B. Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Improperly installed vent boots noted. Recommend properly installing boots.
- Exposed nails noted on vent boot. Recommend adding roofing grade sealant.





C. Sky Lights

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Damaged/cracked skylight noted. Recommend repair/replacement as needed to prevent moisture intrusion into attic.

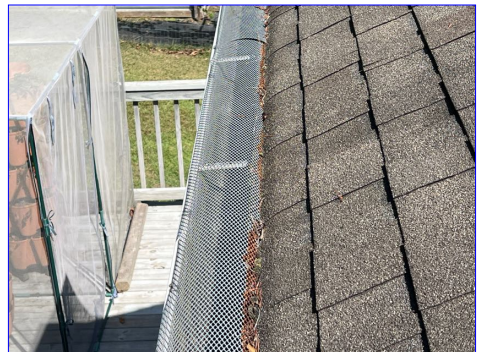


D. Gutters and Downspouts

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Buried gutter drains noted.
- Drain extensions and/or splash blocks are disconnected or improperly installed. Recommend correction as needed.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

A. Access

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door way noted for attic access.
- Upstairs bedroom.

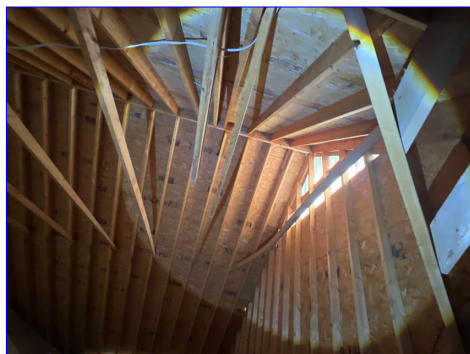


B. Roof Structure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Wooden plywood style sheathing noted.
- 2 X 8 roofing materials noted.





C. Ventilation

Good	Fair	Poor	N/A	None
✓				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.
- Thermostatically controlled Power Ventilator on roof field noted.

D. Insulation Condition

Good	Fair	Poor	N/A	None
		✓		

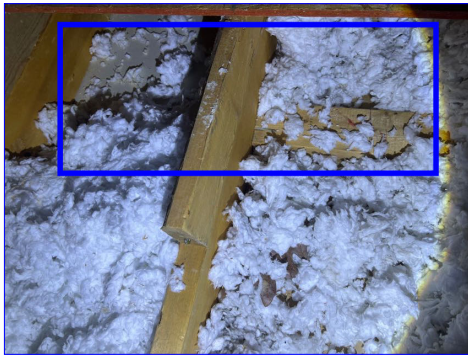
Materials: Fiberglass batts with kraft paper facing noted. • Blown in fiberglass insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- "Tunneling" noted in attic insulation. This indicates current or past presence of pests in attic. No structural damage is visible at this time.
- Insulation is missing in various areas of attic. Recommend adding insulation where needed.
- Insulation in close proximity to older incandescent can lights in attic. Recommend proper clearance per manufacturer requirements.





E. Ceiling Structure

Good	Fair	Poor	N/A	None
✓				

Observations:
 • 2 X 6 ceiling joists noted.



F. Attic Plumbing

Good	Fair	Poor	N/A	None
		✓		

Observations:
 • Plumbing vent pipes terminate in the attic with Studer valve that appears to be leaking. Recommend venting plumbing vent lines through roof to exterior of structure to prevent possible gas backup into attic.
 • High moisture noted around plumbing vents in attic. Recommend repairing or reinstalling plumbing boots as needed.



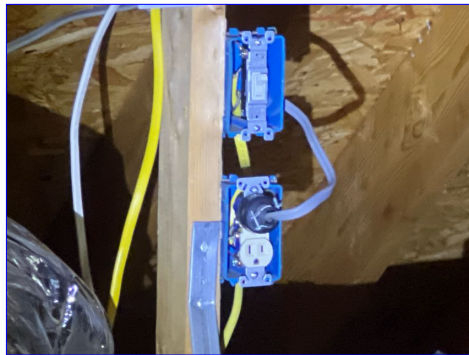


G. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Electrical outlet and switch covers are missing. Recommend adding covers as needed.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the

viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

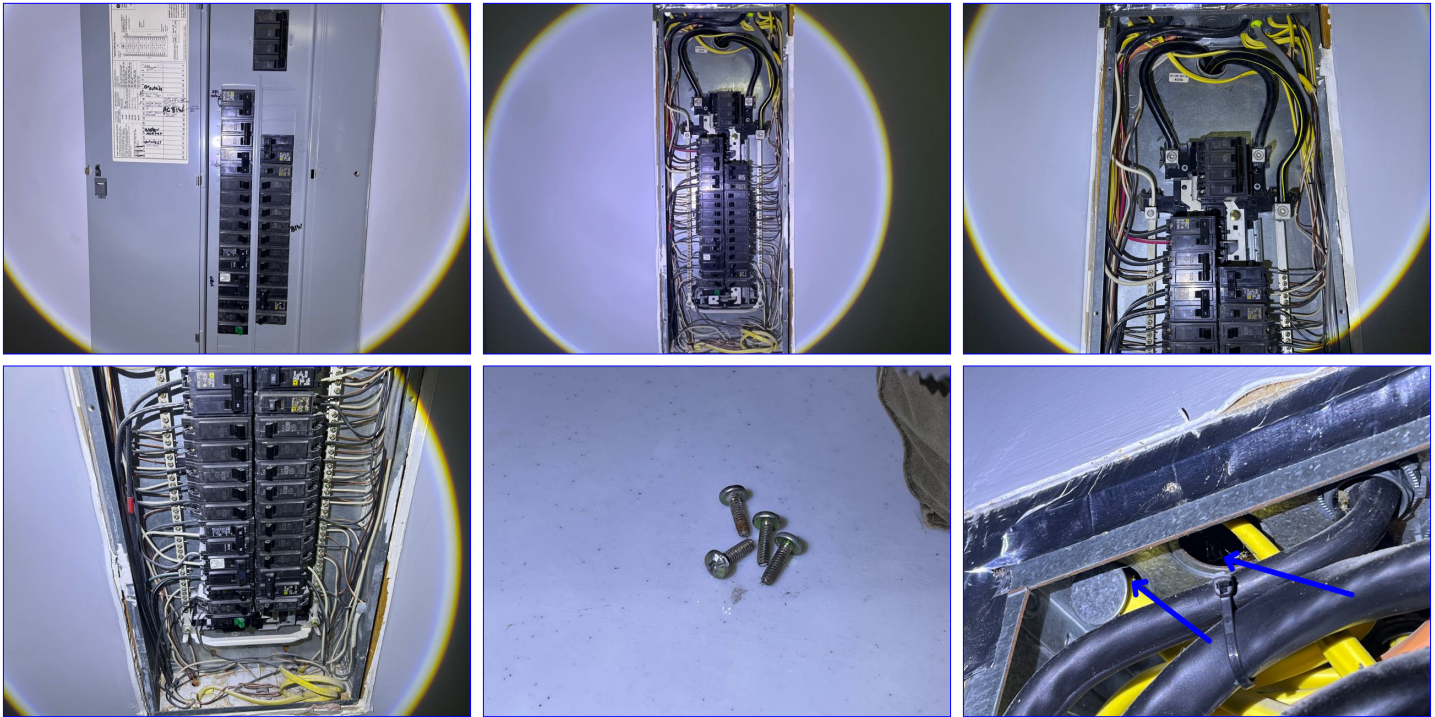
A. Electrical Panel

Good	Fair	Poor	N/A	None
	✓			

Location: Service panel located in bedroom 4 stairwell.

Observations:

- Service panel missing screws. (Quantity 2) Recommend adding blunt tip screws as needed.
- Bushings missing from around branch wire(s) entering panel box. Recommend adding bushing around grommet to prevent electrical lines from rubbing on sharp metal and be damaged.

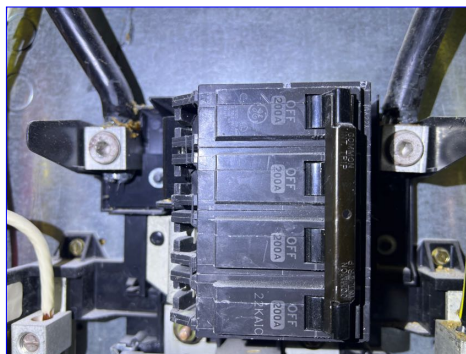


B. Main Amp Breaker

Good	Fair	Poor	N/A	None
✓				

Observations:

- Main service disconnect breaker located in panel box.
- 200 amp



C. Breakers in off position upon arrival

Good	Fair	Poor	N/A	None
				✓

Observations:

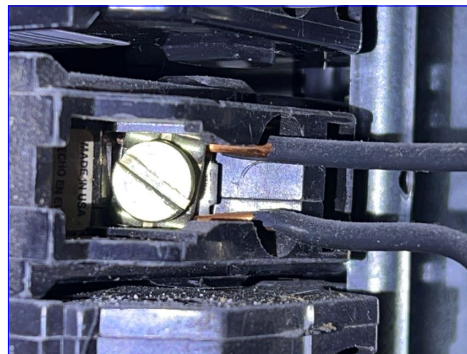
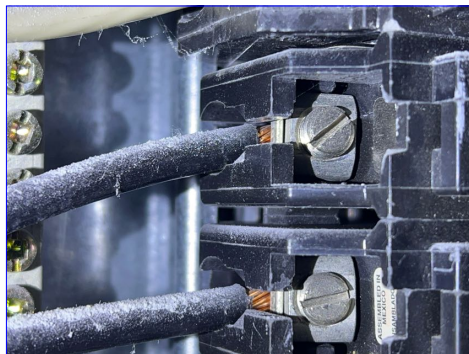
- 0

D. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is an underground service lateral noted.
- Braided aluminum service wires noted.
- All copper branch wires noted.



Interior Areas

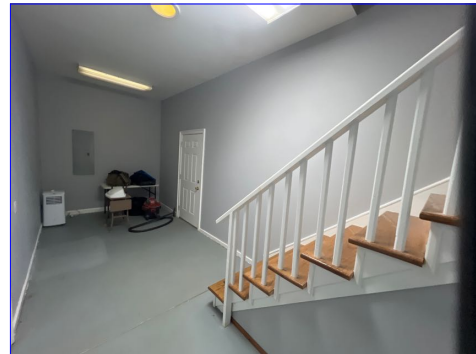
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

A. Interior Areas

Good	Fair	Poor	N/A	None
✓				





B. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Various window locks in the structure do not align properly. Recommend adjusting locks or windows for proper operation.



C. Smoke Detectors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested.



D. Fireplace

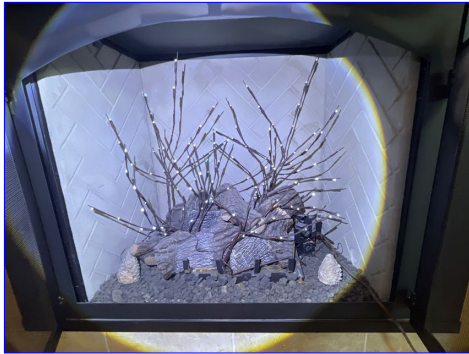
Good	Fair	Poor	N/A	None
			✓	

Materials: Living Room.

Materials: Prefabricated ventless gas fireplace noted.

Observations:

- Unable to test gas fireplace due to lights being installed inside firebox.

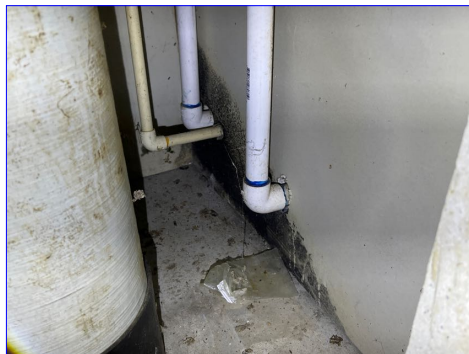


E. Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Fungal growth noted on walls near water filtration system. Recommend further evaluation and treatment as needed.



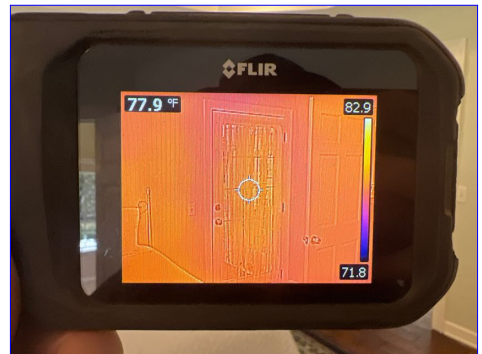
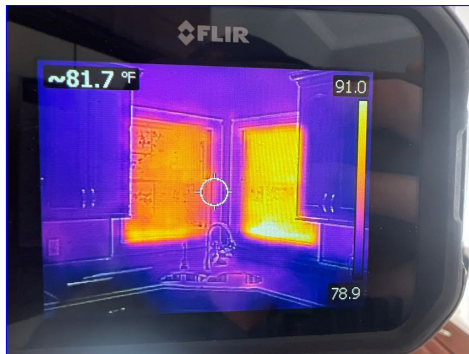
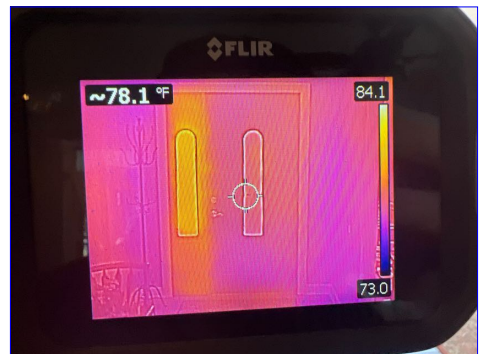
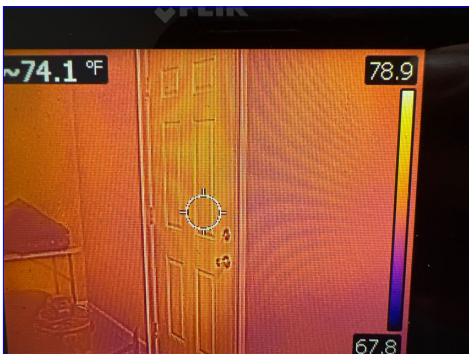
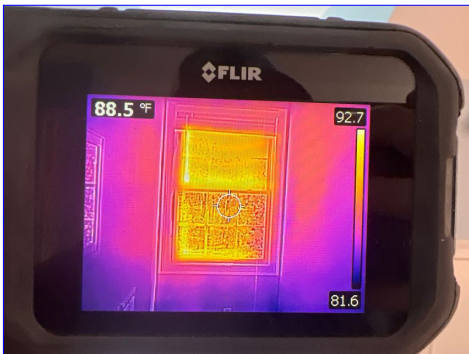
Thermal Scan

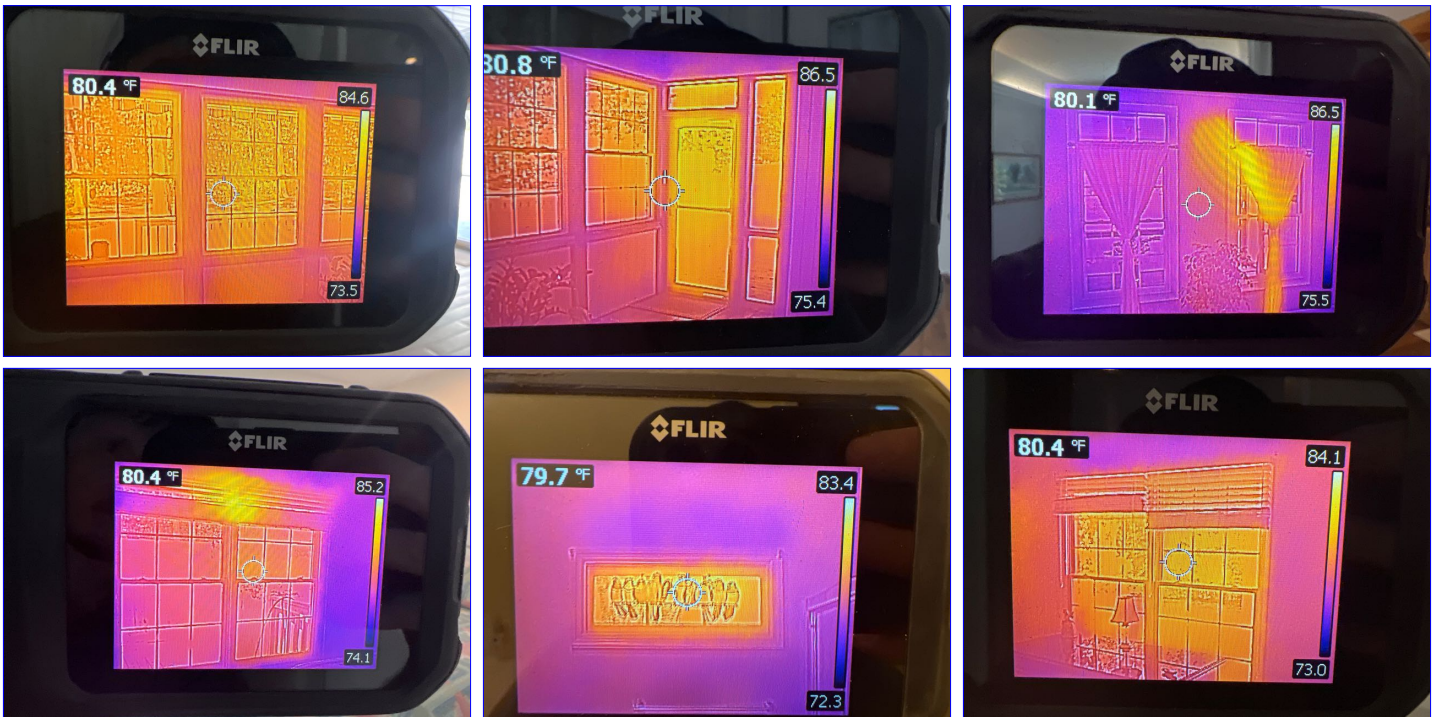
A. Results

Good	Fair	Poor	N/A	None
	✓			

Observations:

- This thermal scan is not a complete energy scan, it is simply a bonus for our clients. This test may show areas where extra insulation or upgrades to specific items could help with reducing energy costs.
- Thermal scan shows temperature differences at various areas of ceiling. This may indicate low/missing insulation. Recommend adding insulation as needed.





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

A. Kitchen

Good	Fair	Poor	N/A	None
✓				

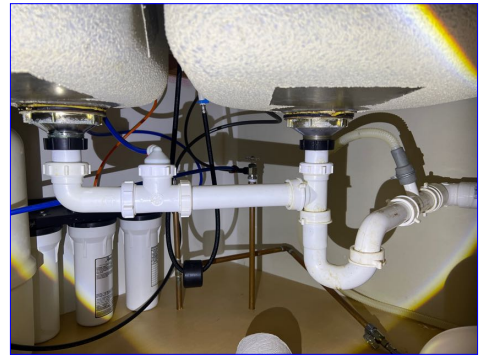


B. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.



C. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No **GFCI** protection present. Recommend installing GFCI outlets for safety.



D. Microwave

Good	Fair	Poor	N/A	None
✓				

Observations:

- Microwave was turned on and appeared to operate correctly, yet temperature difference was unable to be measured.



E. Vent Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Recirculating

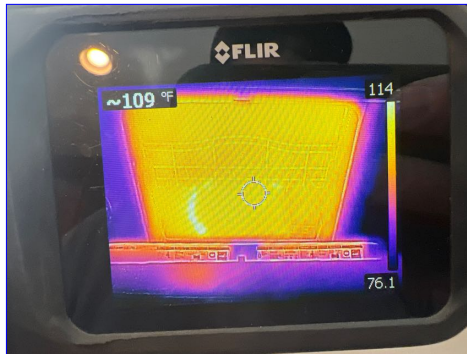


F. Dishwasher

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Dishwasher discharge line is connected downstream of the trap. Recommend installing dishwasher discharge line before trap to prevent gasses from entering house.
- Dishwasher makes irregular noise when operating. Recommend servicing unit as needed.

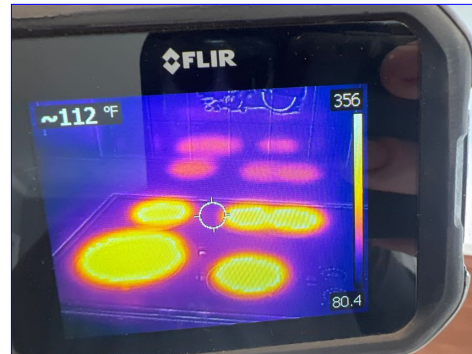


G. Cook top condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Electric cook top noted.
- All heating elements appeared to operate correctly at time of inspection.

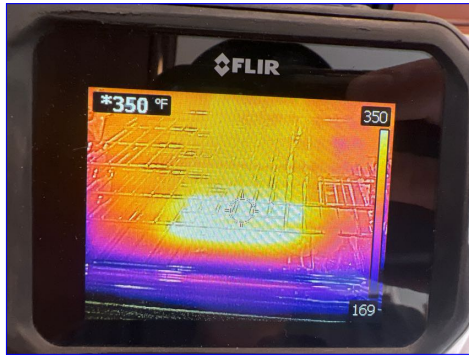


H. Oven & Range

Good	Fair	Poor	N/A	None
✓				

Observations:

- Oven: Electric radiant heating coils.
- Oven was tested and appeared to operate correctly at time of inspection.

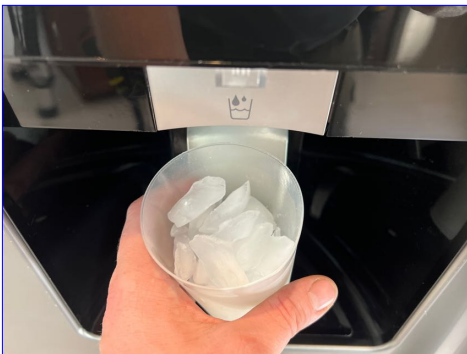
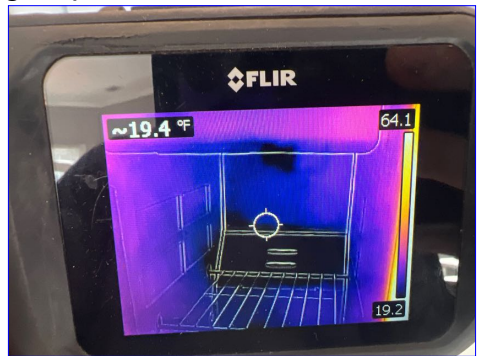


I. Refrigerator Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Refrigerator was on and appeared to operate correctly at time of inspection.
- Water dispenser / ice maker operable during inspection.



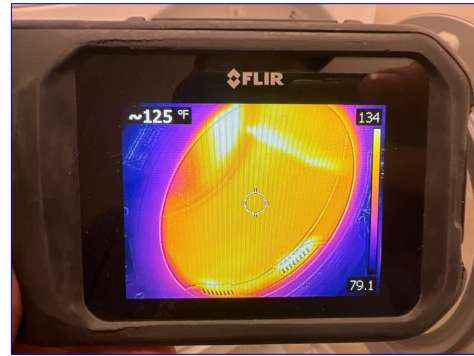
Laundry

A. Washer and Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Washer and dryer were operated on short cycle and appeared to operate properly.



B. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

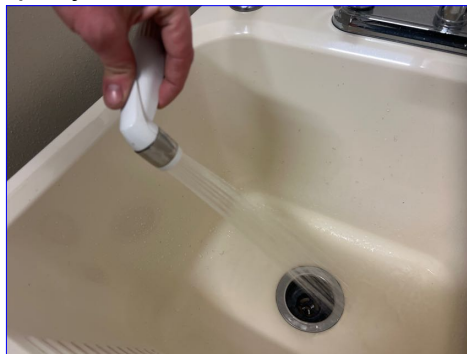


C. Wash Basin

Good	Fair	Poor	N/A	None
✓				

Observations:

• Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.

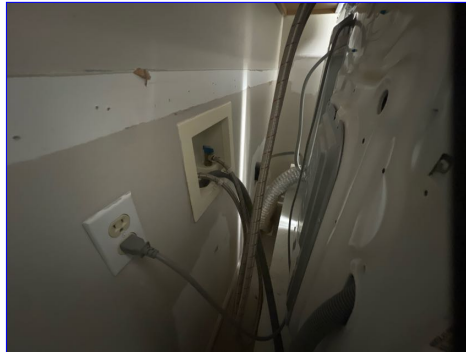


D. Plumbing

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Unable to inspect due to cabinet design, inaccessible.

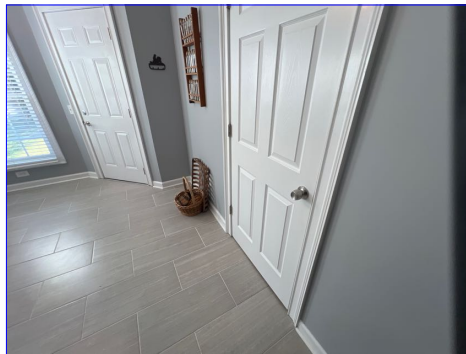


E. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Door doesn't latch properly.



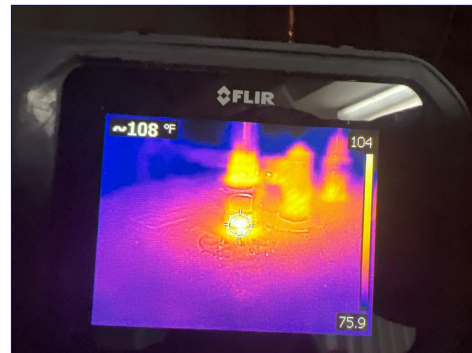
Water Heater

A. Water Heater Condition

Good	Fair	Poor	N/A	None
✓				

Heater Type: Electric

Location: The heater is located in the utility closet.



B. TPRV

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appears to be in satisfactory condition -- no concerns.

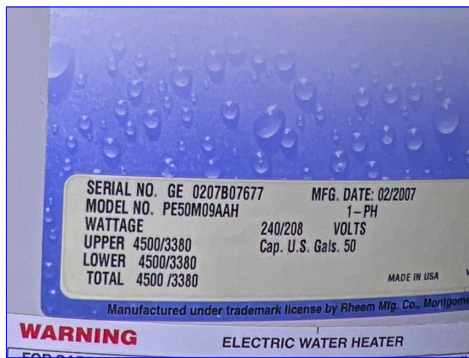


C. Water Heater Age

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water heater was manufactured in 2007. Average life span for this style water heater is 10-15 years.



D. Number Of Gallons

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 50 gallons

E. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper



Exterior Areas

A. Siding Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl siding noted. • Stone veneer noted.
 Observations:

- Exterior siding missing at front porch. Recommend replacing missing siding.



Grounds

A. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Asphalt driveway noted. • Concrete sidewalk noted.



B. Grading

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Crawlspace vents are below grade. Recommend adding window well covers over crawlspace vents that are under grade to prevent water entry into crawlspace.



C. Vegetation Observations

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- It is recommended to trim all plants and trees that are close to structure to prevent pathways of wood destroying insects.



D. Grounds Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is an underground service lateral noted.



E. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Exterior outlets not GFCI protected. Consider replacing outlets with Ground Fault Circuit protection.



F. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Rear of structure.

- Stand alone propane tank noted.
- 500 gallon propane tank noted.



G. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Public water supply meter located at end of driveway near street.
- Sewer/septic system not visible, unable to inspect.
- Damaged covers noted over septic tank. Recommend correction as needed.



Septic tank lid

H. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
✓				

Location: Front of structure. • East side of house.



I. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Deck joists missing joist hangers. Recommend adding joist hangers to deck joists for added support.
- Ledger board (board that is attached to deck and is secured to structure) for deck is missing lag bolts. Recommend adding lag bolts to ledger board.



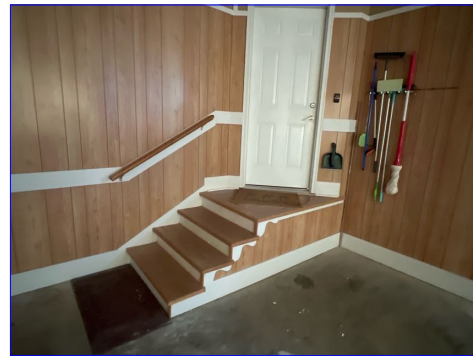


J. Stairs & Handrail

Good	Fair	Poor	N/A	None
	✓			

Observations:

- There were no handrails installed at the steps. Recommend installing handrails on steps that have four or more risers.



Crawlspace

A. Crawlspace access

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Crawlspace door noted.
- Inspected from inside crawlspace.
- Crawlspace walls and/or columns were fully encapsulated at time of inspection. Though no evidence of termites was noted, inspector was unable to view all potentially affected areas. Recommend considering treatment as a preventative measure.



B. Floor

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Silt deposit noted on crawspace floor. This indicates past moisture intrusion into crawspace. Recommend monitoring for moisture intrusion and referring to grounds/grade section for potential corrections.
- Areas of encapsulation have fallen. Recommend correction as needed.



C. Insulation

Good	Fair	Poor	N/A	None
				✓

Observations:

- No insulation found for flooring.



D. Floor Structure

Good	Fair	Poor	N/A	None
	✓			

Observations:

- 2 X 12 engineered I-beams noted.
- Fungal growth noted in areas of crawspace floor structure. Recommend further evaluation and treatment as needed.
- Floor joists have been cut around plumbing lines. Recommend repairing damaged framing members.





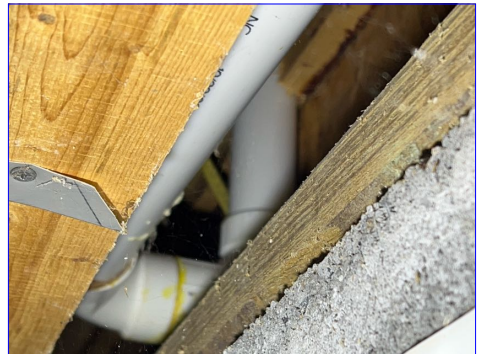
E. Plumbing

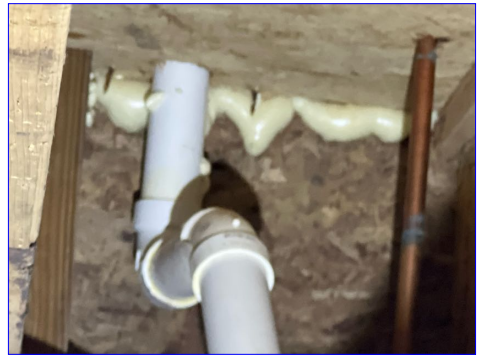
Good	Fair	Poor	N/A	None
	✓			

Materials: Aquapex piping noted for water delivery. • **PVC** piping noted for waste drain and vent lines. • Water valve shutoff located in crawlspace. • Water pressure regulator located in crawlspace.

Observations:

• Water stains noted around plumbing waste lines. This area was tested with a moisture meter and appeared to be dry at this time. Recommend monitoring this area to insure leak is not active.





F. Foundation

Good	Fair	Poor	N/A	None
			✓	

Observations:
• Concrete block foundation noted.





G. Columns

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Concrete block columns noted.
- Columns are finished or concealed, unable to inspect.

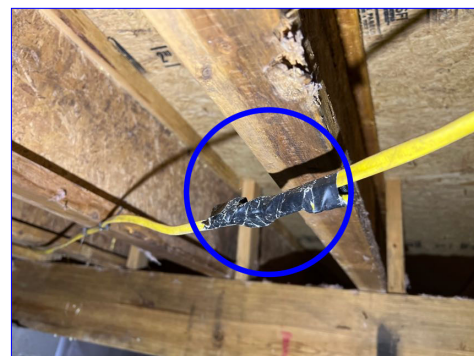
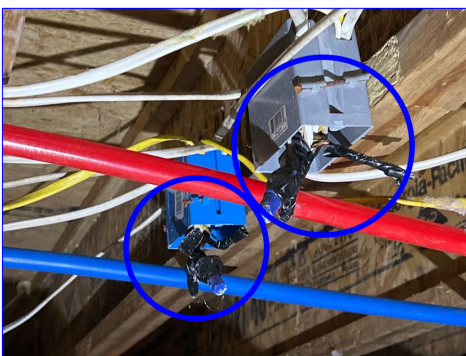


H. Crawlspace Electric

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Exposed electrical wires or splices noted. Recommend all exposed electrical wires be placed into junction boxes with covers.
- Electrical junction boxes missing covers. Recommend adding covers to junction boxes.



I. Pest Intrusion

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Evidence of past or present pest intrusion into structure noted.
- Recommend ensuring pests have been removed, access points have been sealed, and any affected materials have been repaired or replaced as needed.



J. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Damaged dryer vent noted.
- Irregular materials noted for dryer vent. Recommend correction as needed.



K. Dehumidifier/Humidity

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Inspector had to turn off breaker that was connected to dehumidifier. See bathroom 1 tub section for further details. Recommend correction of whirlpool tub so dehumidifier can properly operate.



Garage

A. Garage

Good	Fair	Poor	N/A	None
✓				



B. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Bare concrete floors noted.



C. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No GFCI protection in garage. It is recommended that outlets in garage are GFCI protected, however many homes have dedicated outlets in garage that are not GFCI protected to power items such as deep freezers.
- Ungrounded outlets noted in garage and stairwell to upstairs bedroom.





D. Garage Door Condition

Good	Fair	Poor	N/A	None
✓				

Materials: One- upgraded, insulated garage door noted.



E. Garage Opener Status

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Chain drive opener noted.



F. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	✓			

Observations:
 • Garage safety sensors are installed too high. Modern safety standards state no more than 6" from floor. Recommend adjust sensors as needed.



HVAC #1

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

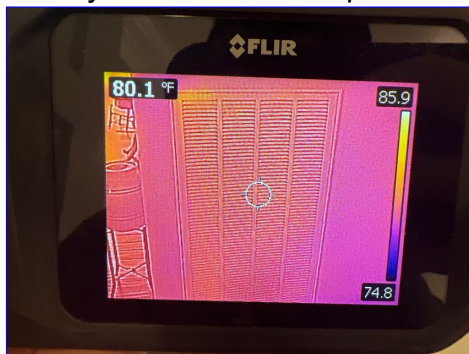
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

A. Air Supply

Good	Fair	Poor	N/A	None
✓				

Observations:

- Heat temperature that was taken at the return register was measured at 80 degrees. The average temperature taken at various supply vents was measured at 106 degrees. This change in temperature indicates heating system is working efficiently at the time of inspection.
- AC temperature that was taken at the return register was measured at 84 degrees. The average temperature taken at various supply vents was measured at 62 degrees. This change in temperature indicates AC system is working efficiently at the time of inspection.



B. Thermostats

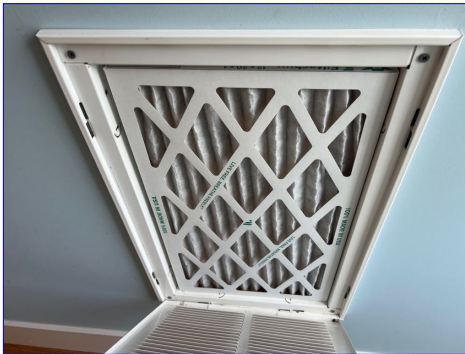
Good	Fair	Poor	N/A	None
✓				

Observations:
 • Main living area.



C. Condition of Ducts

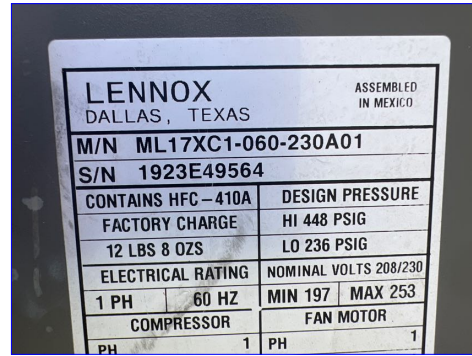
Good	Fair	Poor	N/A	None
✓				



D. AC Compressor Condition

Good	Fair	Poor	N/A	None
✓				

Compressor Type: Electric
 Location: The compressor is located on the exterior grounds. • Main electrical disconnect for HVAC unit is located in box next to unit.
 Observations:
 • Appeared functional at the time of inspection.



E. HVAC age

Good	Fair	Poor	N/A	None
✓				

Observations:

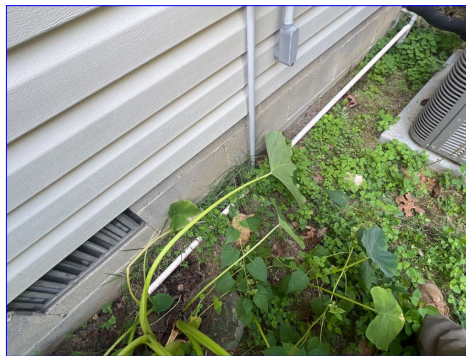
- HVAC compressor manufactured in 2023.

F. Refrigerant Lines

Good	Fair	Poor	N/A	None
	✓			

Observations:

- HVAC condensation drip lines terminates too close to structure. Recommend adding extension to drain line to allow condensation to flow away from structure.

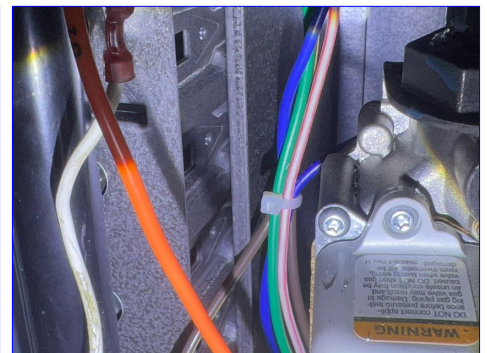


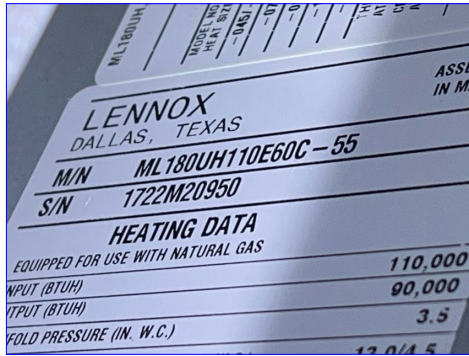
G. Heater Condition

Good	Fair	Poor	N/A	None
✓				

Materials: The heater is located in the attic.

Materials: Gas fired forced hot air. • The home has a split system.





H. Heater data plate

Good	Fair	Poor	N/A	None
✓				

Observations:
 • HVAC heater was manufactured in 2022.

I. Venting

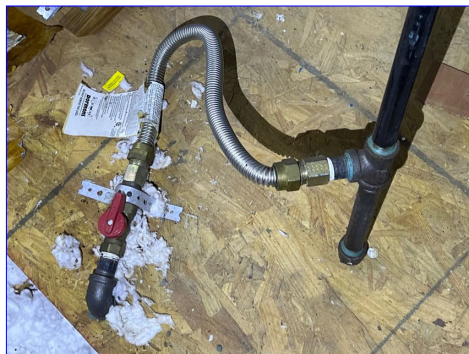
Good	Fair	Poor	N/A	None
✓				



J. Gas Valves

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Gas shut off valves were present and functional.



Bathroom #1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

A. Locations

Locations: Master bathroom.

B. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bath fan was operated and no issues were found.

C. Window Condition

Good	Fair	Poor	N/A	None
✓				

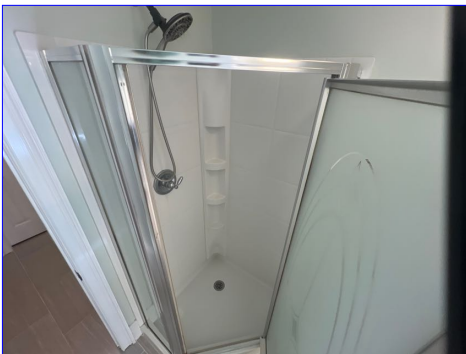


D. Showers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Hot/cold reversed plumbing observed. Shower should deliver hot water when turned to the far left position.



E. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated when tested. No deficiencies noted.

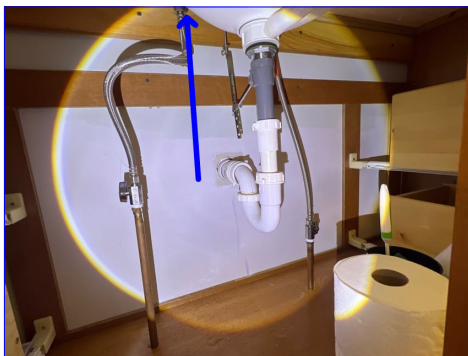


F. Sinks

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Leak noted around hot water plumbing connection under right sink. Recommend repairing plumbing connection to prevent leak.

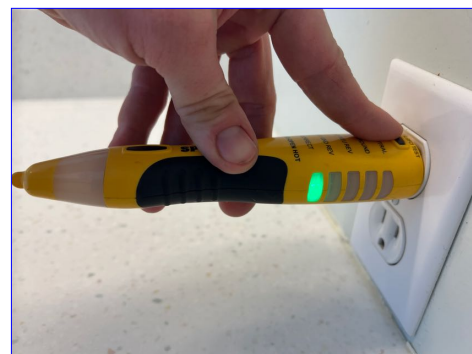


G. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Outlet in bathroom is not GFCI protected. Recommend replacing outlet with GFCI outlet (Ground Fault Circuit Interrupter).



H. Bath Tubs

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Whirlpool
- Whirlpool tub was filled and tested. Whirlpool pump would not turn off. Inspector had to turn off breaker. No access to view pump or plumbing lines. Please contact licensed plumber to service tub.
- Tub surround not sealed properly. Recommend adding sealant where needed.



I. Heating

Good	Fair	Poor	N/A	None
✓				

Observations:

- Electric wall heater operating properly at time of inspection.



Bathroom #2

A. Locations

Locations: Guest bathroom.

B. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bath fan was operated and no issues were found.

C. Window Condition

Good	Fair	Poor	N/A	None
✓				



D. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:

- Shower faucet tested, appeared to flow and drain correctly.



E. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated when tested. No deficiencies noted.

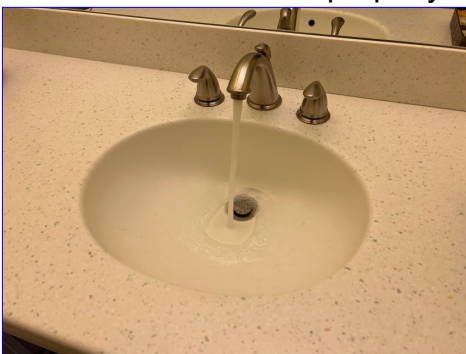


F. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.



G. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Bathroom closet light is missing bulb.



H. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Outlet in bathroom is not GFCI protected. Recommend replacing outlet with GFCI outlet (Ground Fault Circuit Interrupter).



Bathroom #3

A. Locations

Locations: Water closet in laundry room.

B. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bath fan was operated and no issues were found.

C. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated when tested. No deficiencies noted.



Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

A. Locations

Locations: Master bedroom.

B. Bedroom 1

Good	Fair	Poor	N/A	None
✓				

Observations:

- All accessible ceiling fans, light fixtures, outlets, windows, doors, and cabinetry were tested.

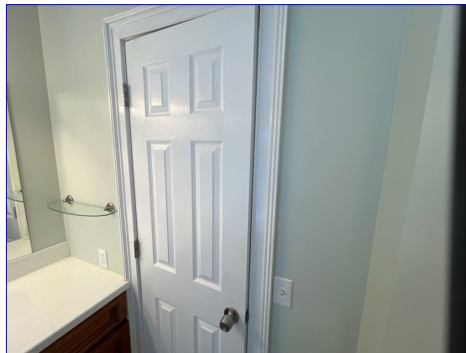


C. Closets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Door to closet does not close properly. Recommend adjusting door or strike plate for door to operate properly.

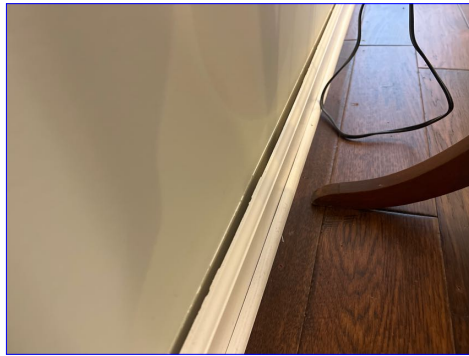


D. Wall Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Loose baseboard noted in bedroom. This is cosmetic in nature.



Bedroom 2

A. Locations

Locations: East bedroom.

B. Bedroom 2

Good	Fair	Poor	N/A	None
✓				

Observations:

- All accessible ceiling fans, light fixtures, outlets, windows, doors, and cabinetry were tested.



C. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Loose carpet noted in bedroom.
- Soft flooring noted in bedroom. Recommend correction as needed.

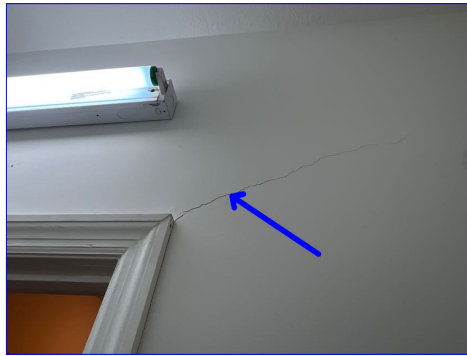


D. Wall Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Settling cracks noted in walls. Recommend to repair and monitor for further movement.



Bedroom 3

A. Locations

Locations: North bedroom.

B. Bedroom Overview

Good	Fair	Poor	N/A	None
✓				

Observations:

- All accessible ceiling fans, light fixtures, outlets, windows, doors, and cabinetry were tested.



C. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Exposed electrical wires noted in bedroom closet. Recommend terminating electrical wires properly to prevent injury.



D. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Condensation noted between window panes in this bedroom. This indicates bad seal around window.



Bedroom 4

A. Locations

Locations: Upstairs bedroom.

B. Bedroom 1

Good	Fair	Poor	N/A	None
✓				

Observations:

- All accessible ceiling fans, light fixtures, outlets, windows, doors, and cabinetry were tested.



C. Window Condition

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Condensation noted between window panes in this bedroom. This indicates bad seal around window.



D. Wall Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Moisture staining noted on wall below window. This area tested dry at time of inspection. Recommend monitoring for further moisture intrusion.



E. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
✓				

Observations:

- AC unit tested and functions properly.



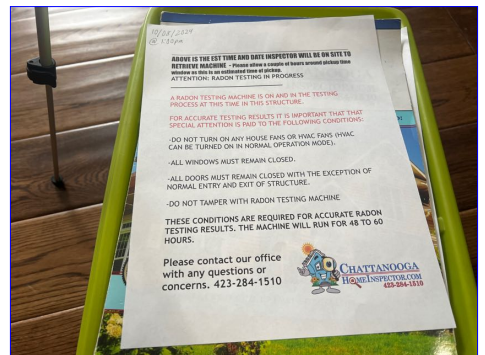
Radon testing results

A. Radon testing equipment

Good	Fair	Poor	N/A	None
✓				

Observations:

- Radon test was performed by Corentium Pro Air Things continuous radon monitor
- Pump was located in lowest living area in living room.
- Information was left at home instructing homeowners to leave house in "closed" conditions.
- Radon test pump was set for a 12 hour delay to allow structure to reach "closed home" conditions before testing.



B. Test results

Good	Fair	Poor	N/A	None
✓				

Observations:

- Test results were favorable measuring less than 4PCi/L. No need for mitigation at this time. Overall average was measured at 2.0 PCi/L.

Test Name

Price 2.0
pCi/L

Customer
N/A

No Motion Detected | Initial

See Details & Finalize

Downloaded

Items not inspected.

A. Items not inspected

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Barn / Outbuilding not inspected due to client agreement.
- Water filtration system not tested.



End

A. Thank you so much!

Good	Fair	Poor	N/A	None
✓				

Observations:

- Thank you for trusting Chattanooga Home Inspector with your new purchase! To let others know about your experience with us please leave a review by following this link.
<https://g.page/HomeInspectionChattanoogaTN/review?gm>

Glossary

Term	Definition
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.