



KNOX HOME INSPECTIONS

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IMPROVEMENT



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1: INSPECTION DETAILS

Information

General: In Attendance

Client, Client's Agent, Listing Agent

General: Temperature (approximate)

65 Fahrenheit (F)

General: Type of Building

Single Family

General: Weather Conditions

Heavy Rain

General: Utilities that are OFF

All on

If all of the utilities are not on than all of the components will be able to be fully inspected. If any utilities are off further evaluation is necessary after they can be turned back on.

2: ROOF

Information

Coverings: Material Asphalt	Roof Drainage Systems: Gutter Material Metal/Aluminum	Skylights, Chimneys & Other Roof Penetrations: Chimney Material Brick/Stone
Skylights, Chimneys & Other Roof Penetrations: Inspection Method Roof, 28 foot camera pole		

Observations

2.2.1 Coverings

DAMAGED (GENERAL)

There are several damaged areas of the roof that need repairs. Recommend further evaluation and repairs as necessary by a roofing contractor.

Recommendation
Contact a qualified roofing professional.

 Major Concern / Safety Hazard



Hole in the roof





2.2.2 Coverings

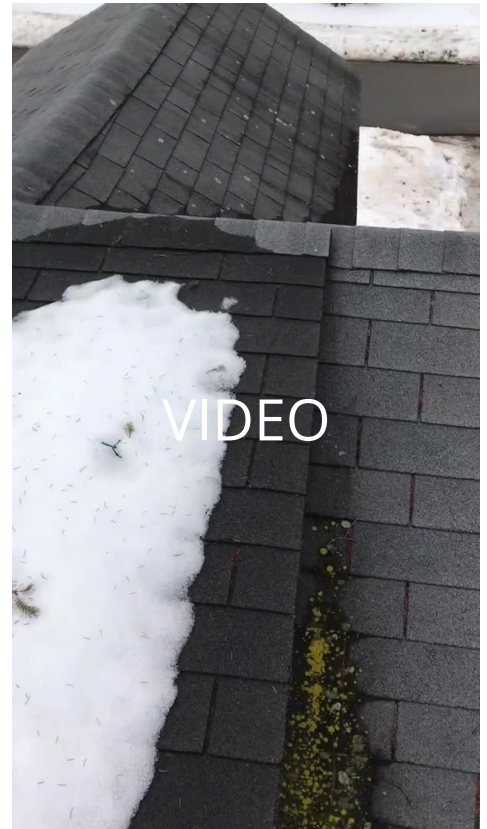
MOSS BUILDUP

Recommend removal of moss from roofing materials. Moss can damage the roof and cause premature aging. Recommend removal of moss by roofing professional. Soft wash only, no pressure washing.

Recommendation

Contact a qualified roofing professional.





2.2.3 Coverings

RUBBER ALIGATORING / BLISTERING

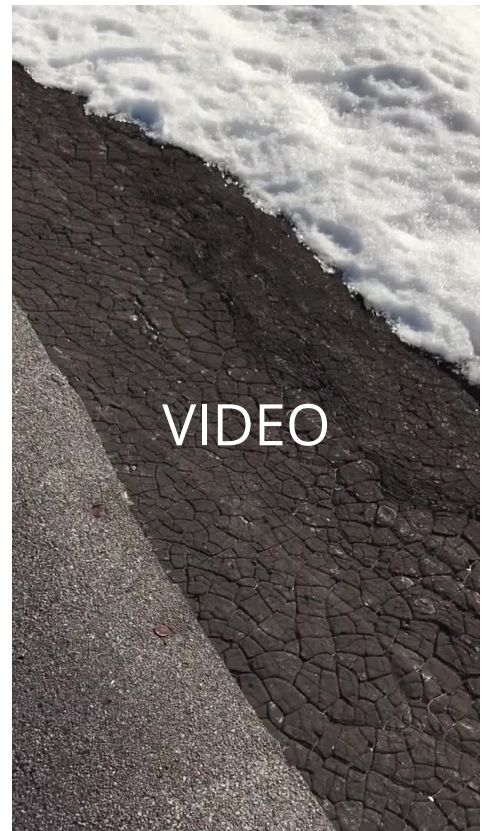


Major Concern / Safety Hazard

Rubber roofing can blister and crack over time from water and sun exposure, this is sometimes referred to as "alligatoring". Recommend repairs or replacement of the damaged areas of roofing by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.2.4 Coverings

ACTIVE ROOF LEAK

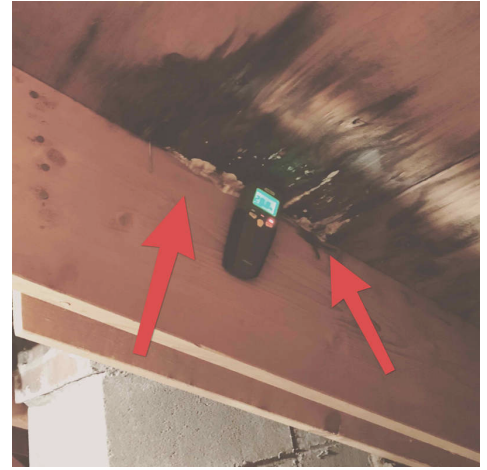


Major Concern / Safety Hazard

There is an active roof leak visible from the attic. They're also mushrooms growing in the attic which indicates moisture. Recommend repairs by a roofing contractor into any damage to roof decking and structural support.

Recommendation

Contact a qualified professional.



Mushrooms in attic on roof decking

2.3.1 Roof Drainage Systems

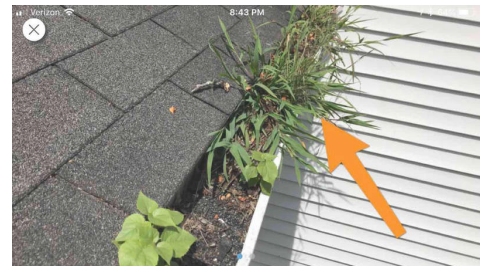
DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a handyman or DIY project

 Recommendation / Improvement



2.4.1 Flashings

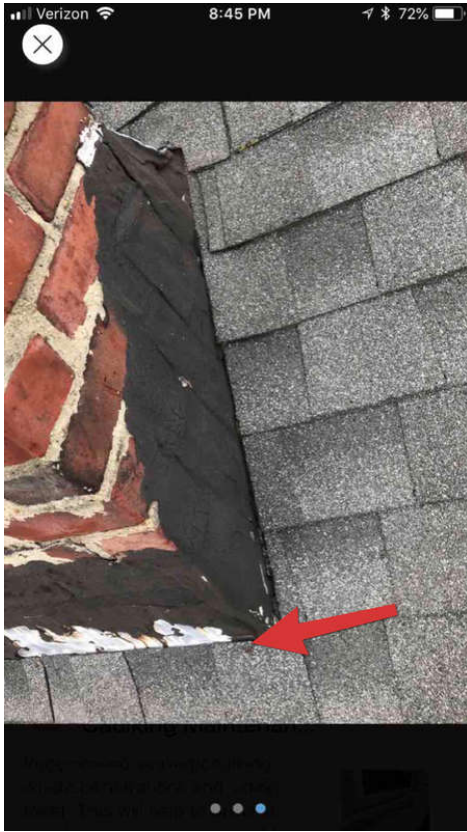
IMPROPERLY INSTALLED

Flashings improperly installed, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified professional.

 Major Concern / Safety Hazard



No apron flashing



2.5.1 Skylights, Chimneys & Other Roof Penetrations



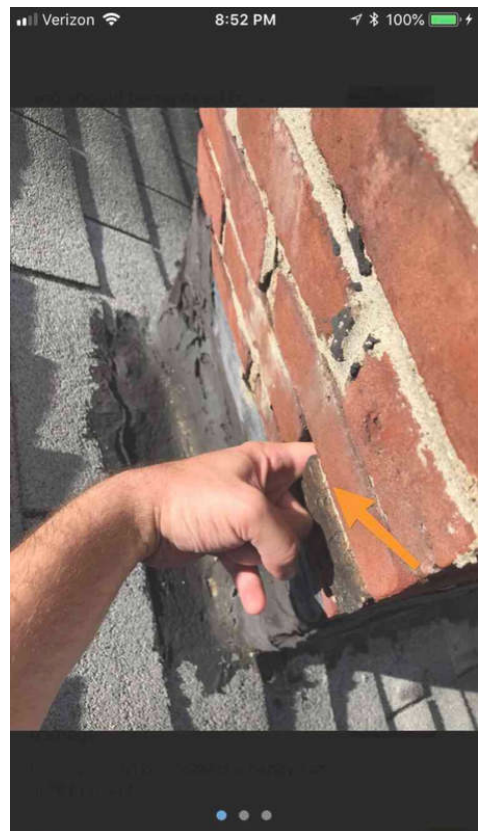
Major Concern / Safety Hazard

CHIMNEY - BRICK SPALLING/DETERIORATION

Deterioration of bricks at chimney. Recommend repair and replacement of bricks as needed by a mason.

Recommendation

Contact a qualified professional.



2.5.2 Skylights, Chimneys & Other Roof Penetrations



Major Concern / Safety Hazard

CHIMNEY FLUE DIRTY

Chimney flue was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue.

Recommendation

Contact a qualified roofing professional.



A lot of creosote built up in flue

2.5.3 Skylights, Chimneys & Other Roof Penetrations



Recommendation / Improvement

CHIMNEY CAP BUNGEE CORDS

The Chimney cap is being held on with bungee cords. This is not a proper installation and should be corrected by a chimney repair contractor.

Recommendation

Contact a qualified professional.



Bungee cords

3: EXTERIOR

Observations

3.1.1 Siding, Flashing & Trim

DAMAGED SIDING

Some areas of the siding were damaged. Recommend repair.

Recommendation

Contact a qualified professional.

 Major Concern / Safety Hazard



3.6.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation / Improvement



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Observations

4.2.1 Foundation

FOUNDATION CRACKS - MAJOR

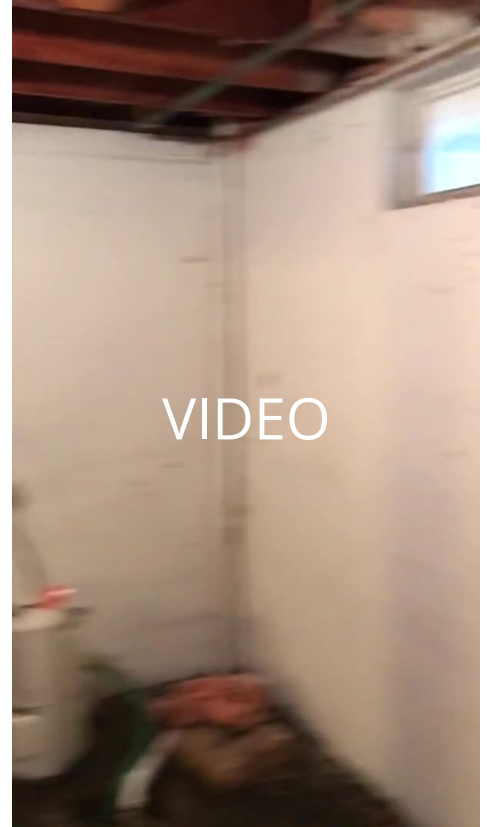


Major Concern / Safety Hazard

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation

Contact a qualified structural engineer.



4.2.2 Foundation

WALL(S) BOWING/LEANING



Major Concern / Safety Hazard

Foundation wall is bowing and/or leaning. Recommend qualified professional review and provide evaluation of findings.

Recommendation

Contact a qualified structural engineer.



4.3.1 Basements & Crawlspaces

INSULATION DAMAGED IN CRAWLSPACE



Recommendation / Improvement

Insulation in the crawlspace is falling down it should be repaired. Pests or moisture can get in and cause damage if it is not repaired.

Recommendation

Contact a qualified professional.



5: PESTS

Observations

5.1.1 Pest Evidence

CARPENTER ANTS

Carpenter ant activity was visible in the areas above.



Major Concern / Safety Hazard

Recommend a pest removal company treat and remove all active Carpenter ants any damage from Carpenter ants will need to be repaired. There may be damage that is not visible until repairs are started.

Recommendation

Contact a qualified pest control specialist.



5.1.2 Pest Evidence



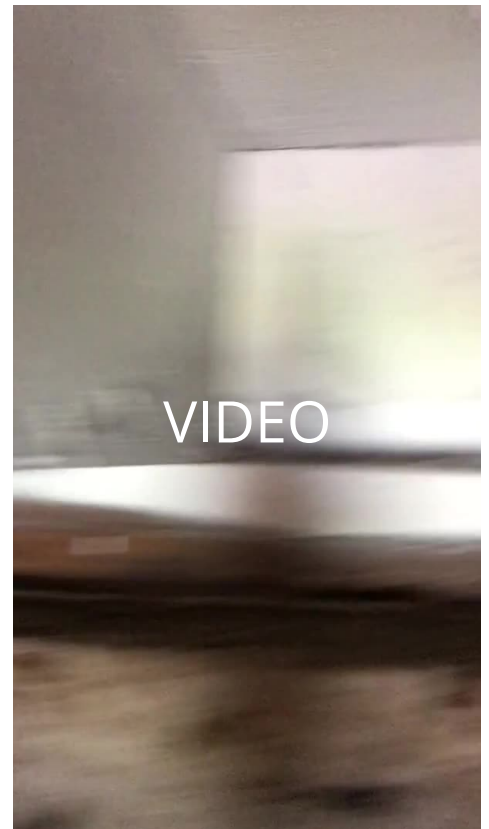
Major Concern / Safety Hazard

**WOOD DESTROYING
INSECT DAMAGE**

Possible wood destroying insect damage in the pictures areas above. Frass (wood shavings) was visible. Recommend evaluation by a pest exterminator. Repairs should be done by a qualified contractor. There may be damage that is not visible during inspection.

Recommendation

Contact a qualified professional.



6: HEATING

Observations

6.1.1 Equipment

ANNUAL SERVICING/CLEANING

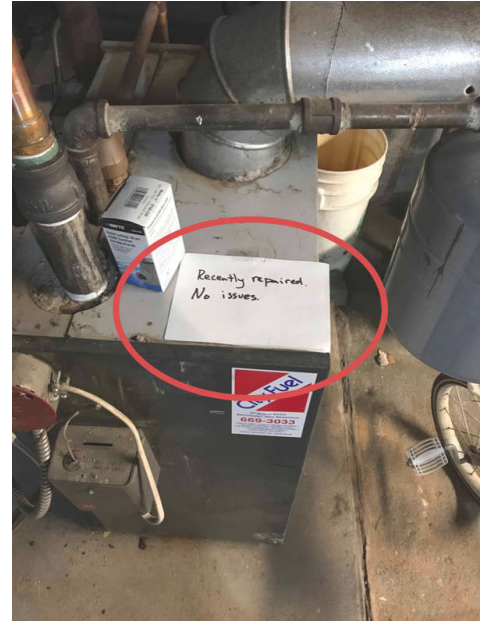
Heating equipment should be cleaned and serviced annually. No recent cleaning or service tags were visible on the unit. Just a tag that says "recently repaired no issues." Recommend a qualified HVAC contractor clean, service and certify heating equipment.

Recommendation

Contact a qualified HVAC professional.



Recommendation / Improvement



6.1.2 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced per the manufacturer recommendations. Filter should be replaced periodically. A clogged filter can decrease efficiency and cause problems with your heating system.

Recommendation

Contact a handyman or DIY project



Recommendation / Improvement



6.1.3 Equipment

CLEAN AND SERVICE NEEDED

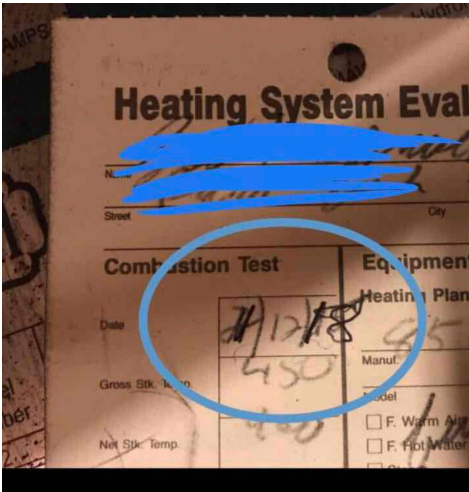
There is an old cleaning and service tag from a HVAC company but the date has been changed to a year later. This is not proper and this unit is overdue for a cleaning and service.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



7: COOLING

8: PLUMBING

Information

Drain, Waste, & Vent Systems:

Material

PVC

Observations

8.3.1 Drain, Waste, & Vent Systems

DOUBLE TRAP

There are 2 traps installed under the sink. This is not a proper setup and should be corrected by a plumber.

Recommendation

Contact a qualified plumbing contractor.



Recommendation / Improvement



8.3.2 Drain, Waste, & Vent Systems

DRAIN IS FROZEN

The drains were frozen during the inspection and need repairs by a plumber.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



VIDEO

8.3.3 Drain, Waste, & Vent Systems



Recommendation / Improvement

DRAIN IMPROPER SLOPE

Drain is sloped the wrong way and needs correction by a plumber.

Recommendation

Contact a qualified professional.



VIDEO

8.4.1 Water Supply, Distribution Systems & Fixtures



Recommendation / Improvement

EXPANSION TANK LOGGED

Expansion tank is damaged the diaphragm in the middle is broken.
Recommend replacement by a plumber.

Recommendation

Contact a qualified professional.



8.4.2 Water Supply, Distribution Systems & Fixtures



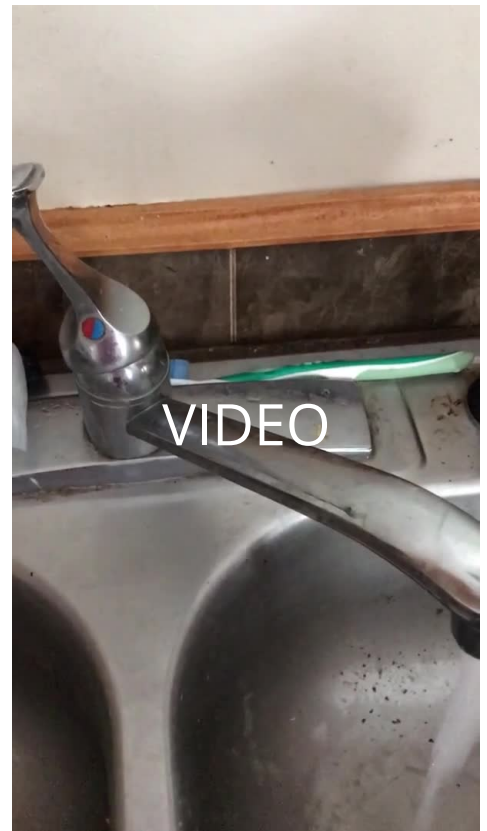
Recommendation / Improvement

WATER HAMMER

There is a very loud water hammer when the hot water is running.
Recommend corrections by a plumber.

Recommendation

Contact a qualified professional.



8.5.1 Hot Water Systems, Controls, Flues & Vents

POSSIBLE BACKDRAFT

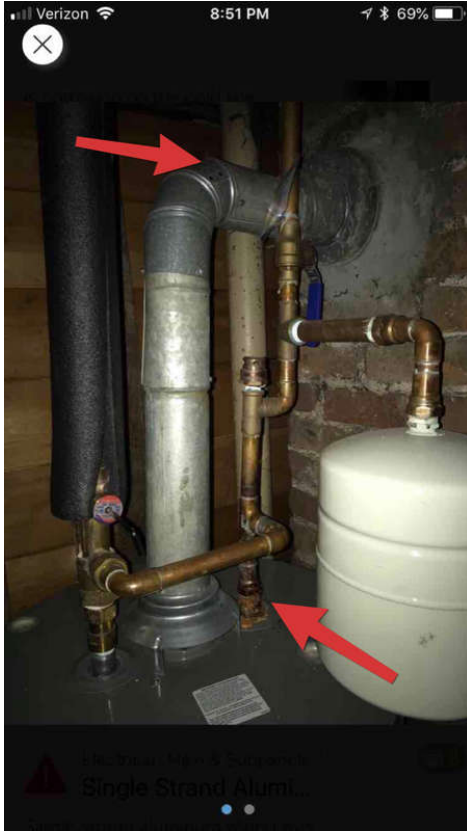


Major Concern / Safety Hazard

Possible Backdraft problem on the exhaust of the water heater there is corrosion on the cold line and some melting on the hotline. Recommend full of valuation of the water heater and the exhaust by a licensed HVAC technician and repairs to the corroded areas.

Recommendation

Contact a qualified professional.



Exhaust sloped incorrectly

8.6.1 Fuel Storage & Distribution Systems

EXPOSED GAS LINE IN YARD



Major Concern / Safety Hazard

The yard line for the propane is exposed on the lawn. This is a safety hazard and should be properly buried by a professional HVAC technician.

Recommendation

Contact a qualified professional.



9: ELECTRICAL

Information

**Service Entrance Conductors:
Service Entrance**

Overhead

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Federal Pacific**Branch Wiring Circuits, Breakers
& Fuses: Branch Wiring**

Aluminum, Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Knob & Tube, Romex

Observations

9.1.1 Service Entrance Conductors



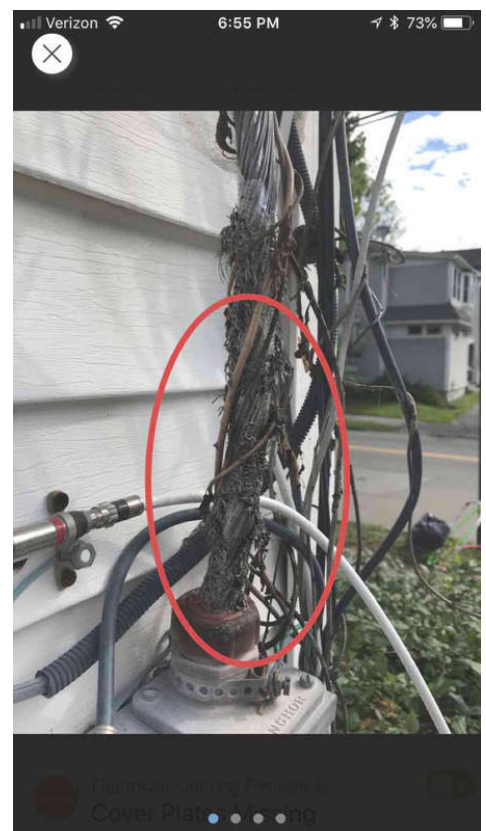
Major Concern / Safety Hazard

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



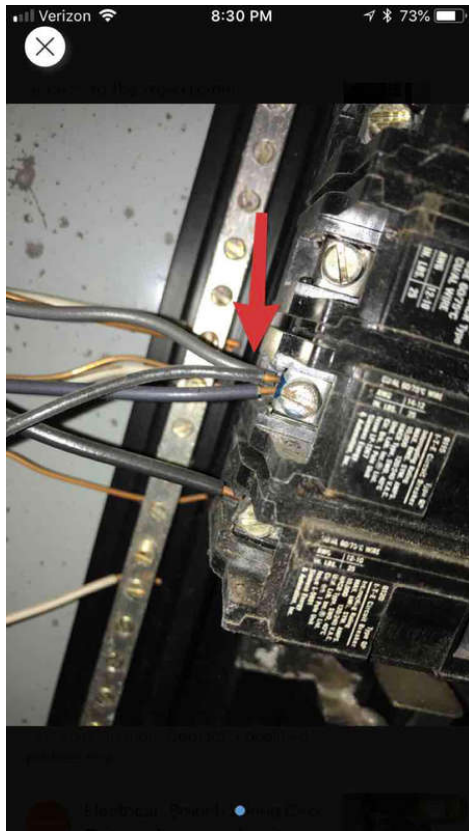
Major Concern / Safety Hazard

DOUBLE TAPPED CIRCUIT BREAKERS

There are "double tapped" circuits in the main panel. This is when two circuits are connected to the same breaker. Some breakers are designed to carry 2 and some are not. This should be corrected by an electrician. [Click here for more info about Double Taps](#)

Recommendation

Contact a qualified electrical contractor.



VIDEO

9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

FEDERAL PACIFIC PANEL NEEDS REPLACEMENT

**Major Concern / Safety Hazard**

The main panel is a Federal Pacific panel and should be replaced. Federal Pacific panels have a history of causing fires and having loose connections. This is a safety issue and should be replaced by an electrician.

Recommendation

Contact a qualified electrical contractor.





9.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

FUSES PRESENT

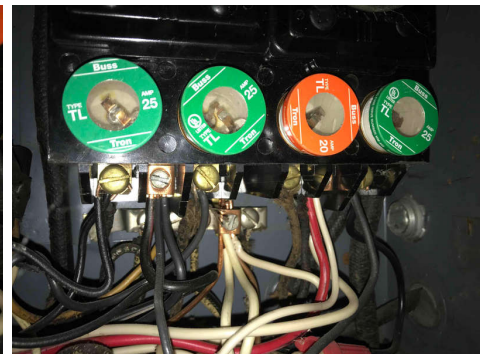
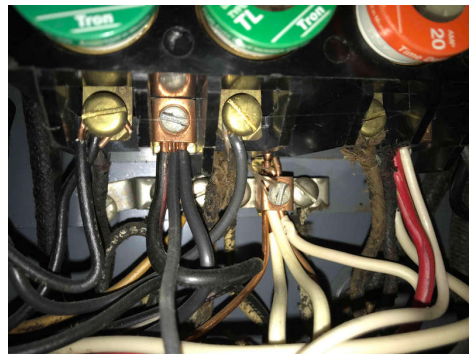


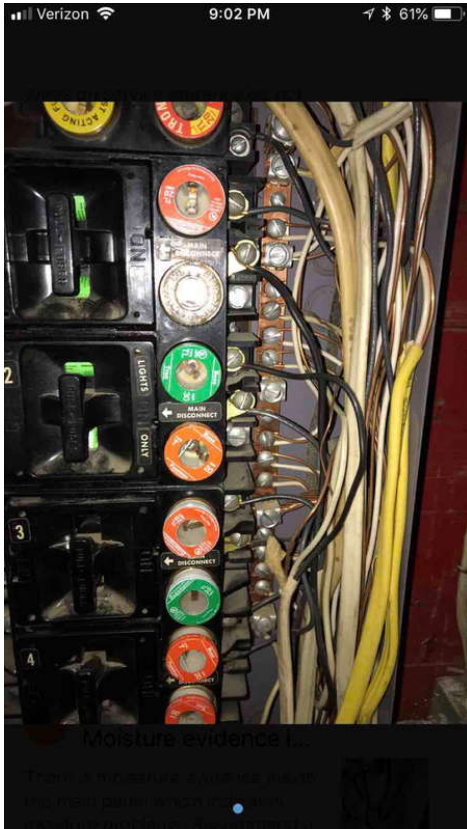
Major Concern / Safety Hazard

Fuses are no longer the electrical standard and should be removed. This can also cause problems with homeowners insurance. Recommend removal by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





9.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device



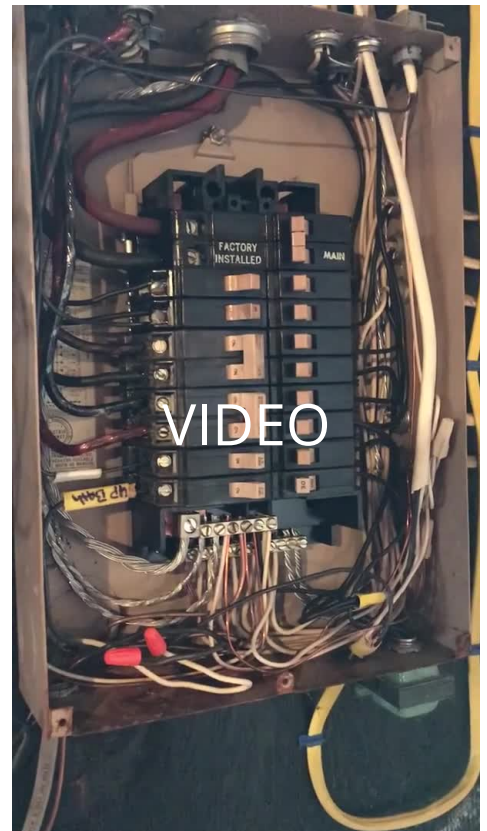
Major Concern / Safety Hazard

SINGLE STRAND ALUMINUM WIRING

Single strand aluminum wiring was present inside the breaker panel. Single strand aluminum wiring is no longer used for interior circuits and is a potential fire hazard. Recommend removal by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device



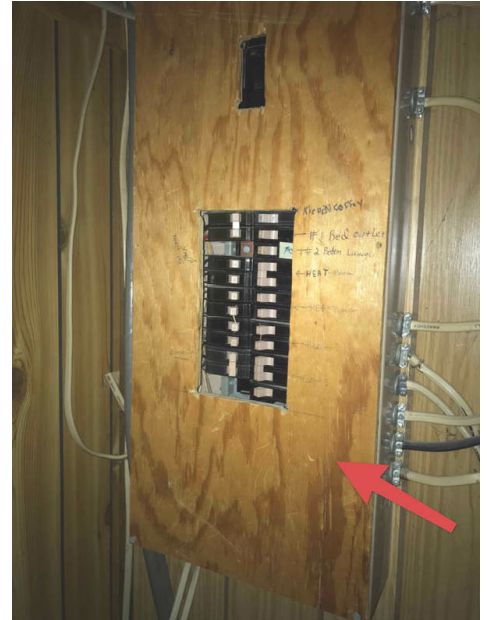
Major Concern / Safety Hazard

IMPROPER ELECTRIC PANEL COVER

The main electrical panel cover is made out of wood. This is not a proper material. Recommend repairs by electrician.

Recommendation

Contact a qualified professional.



9.2.6 Main & Subpanels, Service & Grounding, Main Overcurrent Device



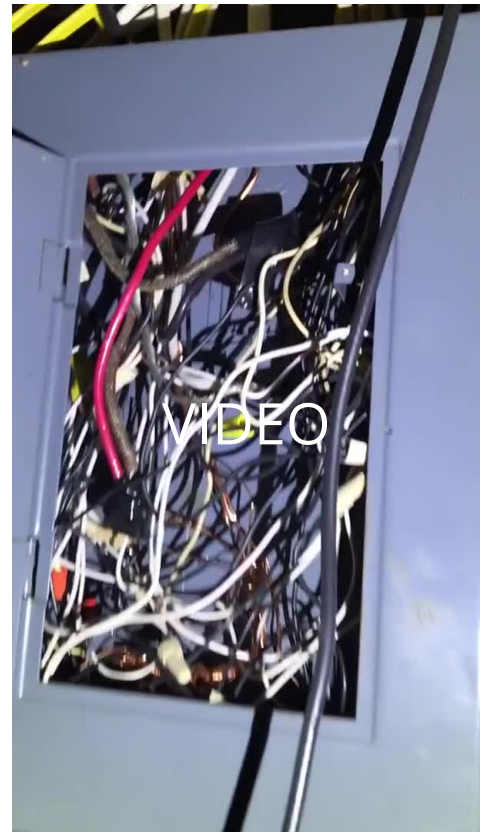
Major Concern / Safety Hazard

ELECTRICAL MESS

There is an electrical mess inside the junction box in the basement. Recommend evaluation and corrections by and electrician.

Recommendation

Contact a qualified professional.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

LIVE KNOB AND TUBE WIRING

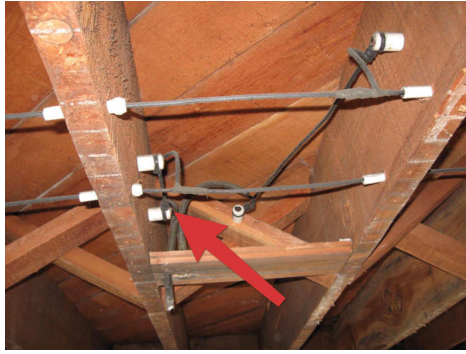
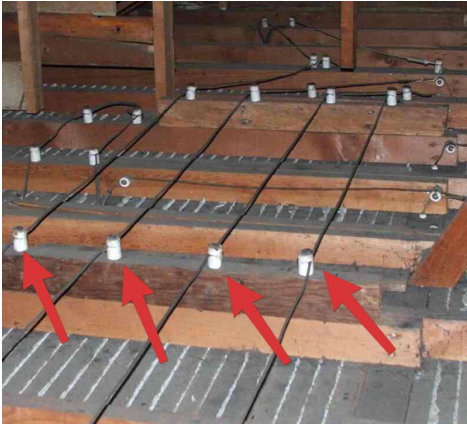
There is live knob and tube wiring in the area as pictured above. All live knob and tube wiring should be removed by an electrician. This is a safety concern.

Recommendation

Contact a qualified professional.



Major Concern / Safety Hazard



9.4.1 Lighting Fixtures, Switches & Receptacles



Major Concern / Safety Hazard

LOOSE OUTLET

There are one or more loose electrical outlets that should be secured in place by electrician.

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles



Major Concern / Safety Hazard

OPEN SPLICE

There are electrical connections that are not inside of a proper junction box or receptacle, this is called an open splice. Open splices should be put inside of a fixture or junction box by an electrician.

Recommendation

Contact a qualified electrical contractor.



10: ATTIC, INSULATION & VENTILATION

Observations

10.2.1 Attic Insulation

INSUFFICIENT INSULATION

 Major Concern / Safety Hazard

Insulation depth was inadequate in comparison to current industry standards and building energy efficiency guidelines. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



10.3.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

 Recommendation / Improvement

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.



10.3.2 Ventilation

DISCOLORATION - POSSIBLE MOLD



Major Concern / Safety Hazard

Attic showed areas of discoloration. This is most likely caused from moisture and a lack of ventilation. recommend finding source of moisture or lack of ventilation in attic space And correcting it to prevent mold from occurring.

Recommendation

Contact a qualified mold inspection professional.



11: INTERIOR

12: BATHROOM

Observations

12.2.1 Plumbing & Fixtures

LEAKING DRAIN PIPE

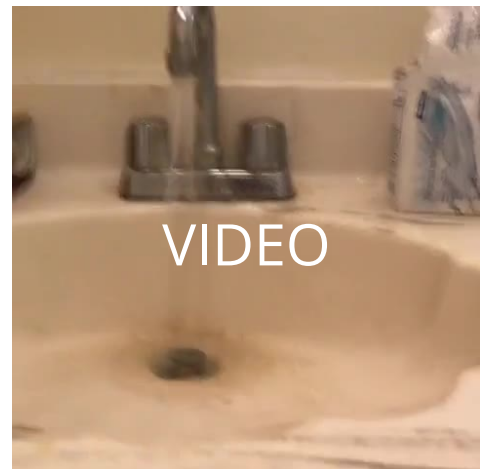
A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation / Improvement



12.2.2 Plumbing & Fixtures

TOILET LEAKS

The toilet is leaking and needs repairs or replacement by a plumber.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



13: KITCHEN

14: LAUNDRY ROOM

15: GARAGE

STANDARDS OF PRACTICE

PESTS

All effort to locate any active pests or pest damage has been made during your home inspection. If any pest activity is listed in the section below it is highly recommended to follow up with a pest removal contractor to remove any pests. Sometimes pest damage can only be seen in small areas, but the damage or effected area can be larger when areas are opened up to investigate.