

# Inspection Report

Provided by:



## Higher Rock Inspections LLC

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### Property Address

123 Inspection Point, Higher Rock, TN 38555



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## Report Information

### Client Information

**Client Name** Mrs. Smith  
**Client Phone** 931-555-5555

### Property Information

**Approximate Year Built** 2015  
**Approximate Square Footage** 1800.  
**Number of Bedroom** Unknown  
**Number of Bath** Unknown  
**Direction House Faces** East.

### Inspection Information

**Inspection Date** 10/7/25  
**Inspection Time** 4:30 PM  
**Weather Conditions** Raining  
**Outside Temperature** mid-70s  
**Price for Inspection** \$

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI** = Not Inspected: The item was not inspected during the inspection.

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Exterior

#### **2.1 Front Entrance Conditions (Safety)**

The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. However, the openings in the railings appear too wide and riser heights varied from approximately 5.5 inches approaching the ramp to 9.5 inches at approach to steps and the approach step to the deck, presenting a trip hazard. We recommend addressing these differences in riser heights, decreasing the opening length between the balusters to reduce the possibility of child injury, and providing for a graspable handrail. Client should consult with a deck contractor for information on current standards.

#### **2.3 Exterior Wall Conditions (Repair)**

Areas of potential water entry were noted along the foundation (e.g., cracks in stucco finish, water staining areas, negative drainage, and missing flashing between siding and the foundation). Due to conditions observed, hidden damage may exist in areas not visible or readily accessible. Water appeared to be penetrating behind the stucco finish on foundation blocks in multiple areas. Flashing installation could not be verified beneath the ledger board under the front deck area due to the deck joist abutting the ledger board, but appeared to be missing under the ledger board at the rim joist attachment beneath the ramp and steps. Moisture is collecting here based on the evidence of algae growth on the outside foundation wall and evidence of mold-like substance and efflorescence under the crawlspace at this location.

### Roofing

#### **3.1 Roof Covering Condition (Repair)**

Damaged or missing shingles were observed at multiple areas on the roof. The roof had evidence of patching and repair with new shingles and extensive use of tar. All the roof penetrations were coated with tar around the base and a number of areas, including damaged shingles and improperly placed roofing nails. Areas of potential water penetration were observed where tar had deteriorated around roof penetrations (e.g., turbine vent, stack vent, etc.) as well as previously patched nail heads and roof seams. Also, the open valley shingles were improperly cut with the cut line running along the center of the valley rather than offset to the side of least drainage. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today because the inspection did not include the interior or attic spaces. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

#### **3.2 Flashing Conditions (Repair)**

The flashings had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today based on the limited inspection performed (exterior only)

#### **3.3 Gutter & Downspout Conditions (Repair)**

Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

## Heating - Air

### **4.2 Distribution Conditions (Repair)**

The supply and return ducts were not inspected as part of this exterior only inspection. A partially disconnected return duct was observed in the crawlspace. Recommend reattachment.

## Foundation - Crawl Space

### **18.1 Foundation Conditions (Repair)**

Evidence of moisture was observed at the foundation walls. We suspect recent or active water penetration. Mold-like substance and efflorescence may be an indication of water penetration, which is not unusual for a block foundation. Recommend repair to drainage along exterior foundation, extending gutter downspouts away from the foundation, installation of flashing materials, and reattaching guttering that was observed pulling away from the fascia board. Recommend further evaluation by a waterproofing specialist.

## 1 Grounds

### Grading

#### Grading Slope

##### 1.1) Grading Conditions

R

Poor site drainage or grading was observed. We recommend re-grading uneven areas to assure water drainage away from the house. Failure to re-grade low-lying areas at the foundation can cause water seepage into the crawlspace, and / or cracks or movement in the foundation. The front or perimeter walkway has settled inward towards the house. This can cause water ponding or water penetration.

### Driveways - Sidewalks - Walkways

**Driveway Material** Gravel. Soil.

##### 1.2) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection.

**Sidewalk Material** Soil.

##### 1.3) Sidewalk Conditions

NI

N/A

### Retaining Wall

**Retaining Wall Material** N/A

##### 1.4) Retaining Wall Conditions

NI

## 2 Exterior

### Front - Back Entrance

**Front Entrance Type** Covered Deck.

#### 2.1) Front Entrance Conditions

S

The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. However, the openings in the railings appear too wide and riser heights varied from approximately 5.5 inches approaching the ramp to 9.5 inches at approach to steps and the approach step to the deck, presenting a trip hazard. We recommend addressing these differences in riser heights, decreasing the opening length between the balusters to reduce the possibility of child injury, and providing for a graspable handrail. Client should consult with a deck contractor for information on current standards.



railing spacing should not allow a 4" sphere to pass.



from step tread to bottom guard should not allow more than a 6" sphere to pass.

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step risers should be between 4" and 7 3/4" in height and not differ more than 3/8". This step riser is approximately 9.5 inches while the other risers measure at approximately 7".



handrail should be graspable



Guards must be able to withstand 200 pounds of pressure in any direction. This rail is not properly anchored and is movable by hand. The guard is at an appropriate height of 36".

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**Back Entrance Type** N/A**2.2) Back Entrance Conditions**

NI

N/A

### Exterior Walls

**Structure Type** Concrete Block.**Exterior Wall Covering** The visible and accessible areas of the exterior siding material are vinyl.**2.3) Exterior Wall Conditions**

R

Areas of potential water entry were noted along the foundation (e.g., cracks in stucco finish, water staining areas, negative drainage, and missing flashing between siding and the foundation). Due to conditions observed, hidden damage may exist in areas not visible or readily accessible. Water appeared to be penetrating behind the stucco finish on foundation blocks in multiple areas. Flashing installation could not be verified beneath the ledger board under the front deck area due to the deck joist abutting the ledger board, but appeared to be missing under the ledger board at the rim joist attachment beneath the ramp and steps. Moisture is collecting here based on the evidence of algae growth on the outside foundation wall and evidence of mold-like substance and efflorescence under the crawlspace at this location.



crack observed near the left front corner of the home. No evidence of flashing was observed between the siding and foundation.



cracks observed in stucco treatment on the foundation where possible moisture intrusion is occurring



Flashing missing under deck ledger and rusty lag screw washer indicating regular moisture



Algae growth under the front deck ramp indicating moisture accumulation

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Water stains from poor drainage and persistent wicking action along the foundation. The foundation had poor drainage that results in water accumulation along the foundation.

### Exterior Windows - Doors

**Window Type** Sliding.

**Window Material** Vinyl.

#### **2.4) Window Conditions**

AS

Appears Serviceable.

#### **2.5) Exterior Door Conditions**

AS

Appears Serviceable.

### Exterior Water Faucet(s)

**Faucet Location** Front of the house

#### **2.6) Faucet Conditions**

AS

No issues noted

### Chimney

#### **2.7) Chimney Conditions**

NI

## 3 Roofing

### Roof Covering

**Method of Inspection** The roof was inspected by walking the entire roof surface.

**Roof Style** Gable.



**Roof Covering Material** Asphalt composition shingles.



**Number of Layers** One.

**3.1) Roof Covering Condition**

R

Damaged or missing shingles were observed at multiple areas on the roof. The roof had evidence

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of patching and repair with new shingles and extensive use of tar. All the roof penetrations were coated with tar around the base and a number of areas, including damaged shingles and improperly placed roofing nails. Areas of potential water penetration were observed where tar had deteriorated around roof penetrations (e.g., turbine vent, stack vent, etc.) as well as previously patched nail heads and roof seams. Also, the open valley shingles were improperly cut with the cut line running along the center of the valley rather than offset to the side of least drainage. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today because the inspection did not include the interior or attic spaces. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



tar repair around vent penetration



hole observed where previous patch job has failed around the base of a vent

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ridge cap shingles are lifting and allowing for possible water penetration



missing shingles and exposed nails



closed cut valley improperly installed with shingles cut along valley center. Should be offset 2" to the lesser drainage side as red line indicates.



evidence of prior repairs to roof cap shingles. Also damage to roof vent can be seen in the background.

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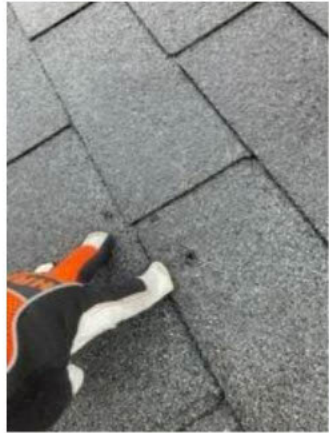
area along front right of home where roof is spongy



poor patch job at the base of the valley where water enters the gutter. Kickout/diverter flashing appears to be properly installed.



previously tarred and improperly installed nail that is again becoming exposed



what appears to be nail penetrations that are unsealed

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damaged shingle along the rake edge



what appears to be sliced shingles that were poorly patched with tar



areas around the base of a roof vent where tar is deteriorating and allowing for possible water penetration.



Nails showing where ridge cap shingles are lifting

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more tar at the base of the roof and an aerosol can found in the gutter



tar deterioration around the flashing of a roof vent



exposed nail head just showing below the overlapping shingle



ridge vent installed over the porch attic space

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nails beginning to show as tar deteriorates at the base of the flashing for a vent.

### 3.2) Flashing Conditions

R

The flashings had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today based on the limited inspection performed (exterior only)

### 3.3) Gutter & Downspout Conditions

R

Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

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gutter needs to be extended to properly drain roof runoff away from the foundation.



water pooling at the foundation from gutter discharge during a rain event.



guttering was observed pulling away from the fascia board at the rear of the house. The homeowner indicated that it had also occurred and been repaired at the front of the home.

**Attic Area**

**Attic Access**

Not Inspected.

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**Method of Inspection** Not Applicable - None**Roof Frame Type** Unsure. Attic was not accessed during inspection**3.4) Attic Conditions**

NI

Not Inspected.

**Attic Ventilation Type** soffit, turbine vents, and a small section of ridge vent (based on observation from roof inspection)**3.5) Attic Ventilation Conditions**

NI

Not Inspected

**Attic Insulation Type** Not Inspected.**3.6) Attic Insulation Conditions**

NI

Not inspected

## 4 Heating - Air

### Heating

**Location of Unit** Exterior at the rear of the home

**Heating Type** Forced Air.

**Energy Source** Electric.

**Approximate BTU Rating** Not inspected

**4.1) Unit Conditions**

NI

Not Inspected

**Distribution Type** Not inspected

**4.2) Distribution Conditions**

R

The supply and return ducts were not inspected as part of this exterior only inspection. A partially disconnected return duct was observed in the crawlspace. Recommend reattachment.



The return air duct has begun to come loose where the connection passes through the floor under the crawlspace.

**4.3) Ventilation Conditions**

NI

Not inspected

**4.4) Thermostat Condition**

NI

Not inspected

**Air Condition - Cooling****Type of Cooling System** Split system.**AC Unit Power** Not inspected**4.5) AC Unit Conditions**

R

The exterior condensing unit was not level. While no immediate concern was noted, recommend leveling unit to increase efficiency. The insulation on the refrigerant lines was missing or deteriorated. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores.



The base of the unit is not level. Also the condenser coils should be cleaned.

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Insulation is damage and missing on the suction (return) line of the condenser unit. Recommend new insulation be installed

## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is overhead.

**Electrical Service Material** Not inspected

**Number of Conductors** Three.

#### 5.1) Electrical Service Conditions AS

Only the service drop, drip loops, attachment points, outside conduit, and mast head were observed with this exterior only inspection. They appeared to be in serviceable condition at the time of inspection. The service panel, electrical branch circuits, interior receptacles and outlets, etc., were not able to be observed.

### Main Electrical Panel

**Main Disconnect Location** Not inspected

**Electric Panel Location** Not inspected

**Panel Amperage Rating** N/A

**Circuit Protection Type** One GFCI outlets was tested outside and it appeared to be properly connected and functioning at the time of inspection. An additional receptacle on the front porch could not be accessed due to the access cover not fully opening.



## 6 Plumbing

### Water Main Line

**Main Shutoff Location** Not inspected

**Main Line Material** Not inspected

**6.1) Main Line & Valve Conditions**

Not inspected

### Water Supply Lines

**Supply Line Material** Not inspected

**6.2) Supply Line Conditions**

Not Inspected

### Drain - Waste Lines

**Drain Line Material** The visible portions of the waste lines are plastic.

**6.3) Drain Line Conditions**

One waste / drain pipes was observed leaking beneath the house. Recommend further evaluation and repairs by a licensed plumber. Fixtures and functional drainage could not be inspected on this exterior only inspection.

### Water Heater(s)

**Water Heater Type**

**Water Heater Location**

**Water Heater Capacity**

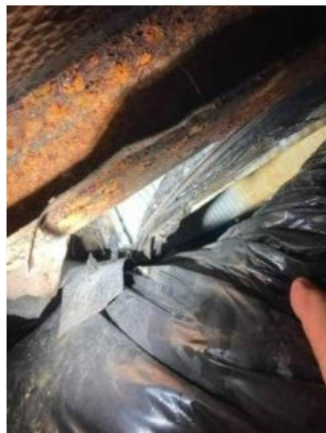
**6.4) Water Heater Conditions**

## 18 Foundation - Crawl Space

### Foundation Conditions

**Foundation Type**

Crawl Space.

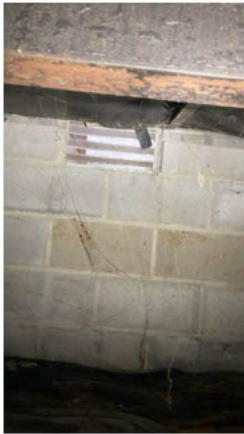


return duct needs to be reattached where it passes through the floor.



vapor barrier covering insulation and installed on the ground appeared to be in good shape at the time of inspection.

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mold-like substance observed under the crawlspace at the foundation wall where water appears to be accumulating at the exterior front of the house (under the deck).



Efflorescence observed at the base of the foundation where water at the exterior of the home (under the ramp at the front of the house) appears to be accumulating from a combination of loose guttering, poor drainage around the foundation, and lack of flashing between the siding and the ledger board.



slow drip observed on a drain pipe under the crawlspace at the right rear of the home.



small area where waste water has accumulated from a slow leak in the pipe.

**Foundation Material** Block.

#### 18.1) Foundation Conditions

R

Evidence of moisture was observed at the foundation walls. We suspect recent or active water penetration. Mold-like substance and efflorescence may be an indication of water penetration, which is not unusual for a block foundation. Recommend repair to drainage along exterior foundation, extending gutter downspouts away from the foundation, installation of flashing materials, and reattaching guttering that was observed pulling away from the fascia board. Recommend further evaluation by a waterproofing specialist.