

Tennessee Real Estate Inspections

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Property Inspection Report

Client(s): **John Doe**

Property address: **123 Main St
Anywhere USA**

Inspection date: **Friday, March 02, 2018**

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Comment	For your information

General Information

Report number: 2103FoxdaleDr

Time started: 0830

Time finished: 1030

Client present for discussion at end of inspection: Yes

Weather conditions: Clear

Temperature: Cool

Ground condition: Wet

Age of building(s): 52 years

Source for building age: Property listing

Front of building faces: Northwest

Main entrance faces: Northwest

Occupied: No

1) Safety, Comment - Structures built prior to 1980 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.epa.gov>

<http://www.cpsc.gov>

<http://www.cdc.gov>

Grounds

Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

The following items are excluded from this inspection: Outbuildings, Fences and gates

Condition of retaining walls: Required repairs, replacement and/or evaluation (see comments below)

Retaining wall material: Wood

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete

Condition of exterior stairs: Appeared serviceable

Exterior stair material: Concrete

2) Safety, Repair/Replace, Evaluate - One or more trip hazards were found in sidewalk sections due to cracks, settlement, heaving and/or deterioration. A qualified contractor should evaluate and repair or replace sections as necessary to eliminate trip hazards.



Photo 2-1



Photo 2-2

3) **Repair/Replace, Evaluate** - Wooden timbers in retaining wall were leaning and deteriorated. A qualified person should evaluate and repair or replace sections as necessary.



Photo 3-1



Photo 3-2

4) **Comment** - Cracks were found in the patio sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 4-1



Photo 4-2

Exterior / Foundation

Limitations: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

Condition of wall covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Brick veneer, Wood fiber

Condition of foundation and footings: Required repairs, replacement and/or evaluation (see comments below)

Foundation type: Finished basement

Foundation material: Not determined

Footing material: Not determined

Condition of the basement: Required repair and/or evaluation (see comments below)

5) Repair/Replace, Evaluate - Rot or water damage was found at one or more sections of siding and/or trim. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

6) Repair/Replace, Evaluate - Cracks or deterioration were found in one or more sections of brick veneer. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar, replacing bricks and/or sections of veneer.



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6



Photo 6-7



Photo 6-8



Photo 6-9



Photo 6-10



Photo 6-11



Photo 6-12

7) Repair/Replace, Evaluate - One section of soffit was damaged. A qualified person should evaluate and repair, replace or install siding or trim as necessary.



Photo 7-1



Photo 7-2

8) **Repair/Replace** - Gaps existed at one or more openings around the exterior, such as those where electric lines, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4

9) **Repair/Maintain, Evaluate** - Elevated levels of moisture and/or bowing was found in the basement walls. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation with repairs as necessary.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

10) Repair/Maintain - Caulk was deteriorated around some windows. A qualified person should repair or replace as necessary.



Photo 10-1



Photo 10-2

11) Maintain - The exterior finish in some areas was failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



Photo 11-5



Photo 11-6

Roof / Attic

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has

absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

Condition of roof structure: Appeared serviceable

Roof type: Gable

Roof inspection method: Traversed

Condition of metal and/or tile roof surface materials: Appeared serviceable

Metal, tile or panel roof surface material: Metal

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Metal

Gutter and downspout installation: Full

Condition of attic: Required repair and/or evaluation (see comments below)

Attic inspection method: Partially traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Ceiling insulation material: Fiberglass loose fill

Ceiling insulation depth: 5 inches

Ceiling insulation rating: R15

12) Repair/Replace, Evaluate - Extensions such as splash blocks for some downspouts were missing and/or mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary



Photo 12-1



Photo 12-2

13) Repair/Replace - The ceiling insulation's R rating was significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency. For more information, visit:

<http://www.eere.energy.gov/consumer/tips/insulation.html>



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4

14) **Minor Defect** - No insulation was installed at the attic access hatch. Wires also kept the hatch from closing completely. Recommend installing insulation at hatches where missing for better energy efficiency. For more information, visit: <http://www.reporhost.com/docs/atticaccess.pdf>



Photo 14-1

15) **Maintain** - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.



Photo 15-1



Photo 15-2

16) **Maintain** - Debris such as leaves, needles, seeds, etc. had accumulated on the roof. Debris should be cleaned from the roof now and as necessary in the future.



Photo 16-1

17) **Comment** - Some attic and roof structure sections were not evaluated due to lack of access from the following conditions: ducts or pipes blocking.



Photo 17-1

Electric

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120

Service amperage (amps): 150

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Aluminum

Main disconnect rating (amps): 150

System ground: Not determined

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)

Condition of sub: Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Basement

Location of sub-panel #B: near hot water heater

Location of sub-panel #C: HVAC cut off

Location of main disconnect: Breaker at top of main service panel, basement panel

Branch circuit wiring type: Copper, Aluminum multi-strand

Condition of branch circuit wiring: Serviceable

Condition of smoke detectors: Required repair, replacement and/or evaluation (see comments below)

Smoke detectors present: Yes

18) Safety, Repair/Replace, Evaluate - One or more overcurrent protection devices (circuit breakers or fuses) in panel #A were "double tapped", where 2 or more wires were clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



Photo 18-1

19) Safety, Repair/Replace, Evaluate - Based on the age and/or appearance of panel #A recommend having a qualified electrician replace this panel with a modern panel. If the panel isn't replaced, then a qualified electrician should evaluate and make repairs as necessary.

20) Safety, Repair/Replace, Evaluate - A ground fault circuit interrupter (GFCI) electric receptacle wouldn't reset in the basement. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 20-1



Photo 20-2

21) Safety, Repair/Replace, Evaluate - One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. Recommend having a qualified electrician evaluate to determine if GFCI protection exists, and if not, repair as necessary. For more information, visit:

http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf

22) Safety, Repair/Replace, Evaluate - One or more light fixtures were missing. A qualified person should evaluate and repair or replace as necessary.



Photo 22-1

23) Safety, Repair/Replace - The cover to panel #A was missing or not installed. This is a safety hazard for shock. A qualified person should replace missing components as necessary.



Photo 23-1



Photo 23-2

24) Safety, Repair/Replace - One or more screws used to secure the cover to panel #B were too long. This is a safety hazard for shock since the screw(s) may cut through the wire insulation and cause a short circuit. Long and/or pointed screws should be replaced as necessary with the correct screws. A qualified person should repair as necessary, such as moving conductors inside the panel, so screws don't come in contact with the conductors.



Photo 24-1



Photo 24-2

25) Safety, Repair/Replace - No electric receptacles were visible in the bathrooms. This is an inconvenience and potential safety hazard since it may result in extension cords being used. Recommend having a qualified electrician install ground fault circuit interrupter (GFCI) protected receptacle(s) as per standard building practices.



Photo 25-1



Photo 25-2

26) Safety, Repair/Replace - One or more smoke detectors didn't respond when tested. A qualified person should evaluate and replace smoke detectors, replace batteries or make repairs as necessary. For more information, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/5077.html>



Photo 26-1

27) Repair/Replace, Evaluate - The legend for overcurrent protection devices (breakers or fuses) in panels #A and C were missing and/or substandard. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable, Near, at or beyond service life

Location of main water meter: front yard

Location of main water shut: at meter

Water service: Public

Service pipe material: Galvanized steel

Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper

Condition of waste lines: Appeared serviceable, Near, at or beyond service life

Waste pipe material: Plastic, Galvanized steel

Condition of fuel system: Appeared serviceable

Location of main fuel shut: at meter on side of house

28) Repair/Replace - One or more outside faucets weren't anchored securely to the structure's exterior. Fasteners should be installed or replaced as necessary so faucets are securely anchored to prevent stress on plumbing supply lines and possible leaks.



Photo 28-1



Photo 28-2

Water Heater

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Type: Tank

Estimated age: 19 years

Energy source: Electricity

Manufacturer: U.S. Craftmaster

Model: E2H50RD045V

Location of water heater: laundry closet

29) Safety, Repair/Replace - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.



Photo 29-1



Photo 29-2

30) Comment - The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Heating

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Condition of heating system: Appeared serviceable

Location of heating system: Attic

Heating type: Forced air

Fuel type: Electric

Manufacturer: Goodman

Last service date: unknown

Model: ARUF030-00A-1A

Condition of distribution system: Appeared serviceable

Distribution system: Ducts and registers

Condition of controls: Appeared serviceable

Condition of air filters: Required repair, replacement and/or evaluation (see comments below)

Location of air filters: Behind return air grill

31) Repair/Maintain, Evaluate - The last service date of this system appeared to be more than one year ago, or the inspector was

unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should service this system and make repairs if necessary. This servicing should be performed annually in the future.

32) *Maintain* - One or more air filters were dirty. A qualified person should replace filter(s) as necessary. Filters should be checked monthly and maintained as necessary in the future.



Photo 32-1

33) *Comment* - The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Cooling / Heat Pump

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Condition of cooling system and/or heat pump: Near, at or beyond service life

Location: House exterior

Type: Split system

Estimated age: 14 years

Approximate tonnage: 2.5

Manufacturer: Goodman

34) *Repair/Replace* - Insulation for the outside condensing unit's refrigerant lines was deteriorated in areas. This may result in reduced efficiency and increased energy costs. A qualified person should replace insulation as necessary.



Photo 34-1



Photo 34-2

35) Repair/Maintain, Evaluate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should service this system and make repairs if necessary. This servicing should be performed annually in the future.

36) Minor Defect, Evaluate - The condensate line in the attic has substandard slope. Drain lines should be installed pitched toward their discharge point. Manufacturers often recommend a drop of about ¼-inch per foot; most codes allow for 1/8-inch per foot. Recommend further evaluation by a qualified professional with repairs as necessary.



Photo 36-1

37) Comment - The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

38) Comment - The estimated useful life for most cooling systems and heat pumps is 10 to 15 years. This system appears to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Stove / Chimney

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.

Condition of fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Location #A: basement

Stove type: Insert

Fuel type: Wood

Condition of chimneys: Required repair, replacement and/or evaluation (see comments below)

Chimney type: Masonry

39) Safety, Repair/Replace, Evaluate - The wood stove's door gasket at location # A was deteriorated and/or missing. Leaks around the door may exist and efficiency may be reduced. A qualified contractor should evaluate and repair as necessary. For more information, visit:

<http://www.woodheat.org/maintenance/maintenance.htm>



Photo 39-1



Photo 39-2

40) Safety, Repair/Replace, Evaluate - The inspector was unable to determine if flue(s) had significant amounts of accumulated creosote. Recommend that a qualified contractor inspect, and clean and repair if necessary.



Photo 40-1

41) Repair/Replace, Evaluate - The masonry chimney crown at location #A was deteriorated and/or substandard. The crown is meant to keep water off of the chimney structure. The chimney can be damaged by wet masonry going through freeze-thaw cycles. A properly constructed chimney crown should:

- Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.



Photo 41-1

42) Repair/Replace - Firebricks lining the woodstove at location #A are cracked and/or broken. A qualified person should replace firebricks as necessary.



Photo 42-1



Photo 42-2

43) Repair/Maintain - The rain cap for the chimney flue at location #A was missing. They prevent the following:

- Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues
- Rainwater entering flues and causing damage to masonry from freeze-thaw cycles

A qualified person should install or replace rain caps, or make repairs where necessary.



Photo 43-1

44) **Comment** - Parts of the firebox at location #A were obscured by ashes. The inspector was unable to fully evaluate.



Photo 44-1

Kitchen

Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

Condition of counters: Appeared serviceable

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Required repair, replacement and/or evaluation (see comments below)

Condition of range, cooktop: Required repair, replacement and/or evaluation (see comments below)

Range, cooktop type: Natural gas

Condition of refrigerator: Required repair, replacement and/or evaluation (see comments below)

45) **Repair/Replace, Evaluate** - The dishwasher was inoperable. A qualified person should evaluate and repair or replace as necessary.



Photo 45-1

46) Repair/Replace, Evaluate - The oven was inoperable. No electric receptacle was near enough to plug it in. A qualified person should evaluate and repair as necessary.



Photo 46-1



Photo 46-2

47) Repair/Replace, Evaluate - The refrigerator's ice maker was inoperable. A qualified person should evaluate and repair as necessary.



Photo 47-1



Photo 47-2

48) Repair/Replace - Some components were missing from one or more cabinets. Missing shelving and/or components should be

replaced, and by a qualified contractor if necessary.



Photo 48-1

49) Repair/Replace - Refrigerator shelving was damaged and should be replaced or repaired as necessary.



Photo 49-1

Bathrooms / Laundry / Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Basement

Location #B: First floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Condition of laundry facilities: Appeared serviceable

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

50) Repair/Replace, Evaluate - Leaking or dripping was found at the bathtub supply valves at location #. A qualified plumber should evaluate and repair as necessary.



Photo 50-1



Photo 50-2

51) Repair/Replace, Evaluate - There was no water from the faucet at the shower at location #B. A qualified person should evaluate and repair as necessary.



Photo 51-1

52) Repair/Replace - The sink drain stopper mechanisms at locations #A and B were missing and/or damaged. A qualified person should repair or replace as necessary.



Photo 52-1



Photo 52-2

53) Repair/Replace - The bathrooms with showers at locations #A and B didn't have exhaust fans installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.



Photo 53-1

54) Repair/Maintain - The grout between the shower enclosure and the floor at location #A was deteriorated. A qualified person should repair as necessary.



Photo 54-1



Photo 54-2

55) Evaluate - The toilet at location #B had no water supply and could not be fully evaluated. The shut-off valve(s) may be turned off, or repairs may be necessary. The client should ask the property owner about this, and have a qualified plumber evaluate and repair if necessary.

**Photo 55-1**

The supply valve would not turn

Interior Rooms / Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

Exterior door material: Wood

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Type of windows: Vinyl, Wood

Condition of windows: Required repair, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall or plaster

Condition of walls: Appeared serviceable

Ceiling type or covering: Drywall or plaster

Condition of ceilings: Appeared serviceable

Flooring type or covering: Carpet, Linoleum, Wood

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

56) Safety, Repair/Replace - One or more exterior doors had deadbolts installed with no handle, and require a key to open them from both sides. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit then, causing entrapment. Key-only deadbolts should be replaced with deadbolts that have a handle on the inside on exterior doors in rooms with no other adequate egress nearby.



Photo 56-1



Photo 56-2

57) Safety, Repair/Replace - Carpeting in one or more areas was loose and posed a trip hazard. A qualified contractor should repair or replace as necessary.



Photo 57-1

58) Safety, Repair/Replace - Handrails at one or more flights of stairs were loose. This is a safety hazard. A qualified person should repair or replace as necessary and as per standard building practices.



Photo 58-1

59) Repair/Replace, Evaluate - The wood windows that were built to open wouldn't open. A qualified person should evaluate and repair

as necessary.



Photo 59-1



Photo 59-2

60) Repair/Replace, Evaluate - Floors in one or more areas were not level. A qualified contractor should evaluate and make repairs as necessary.



Photo 60-1



Photo 60-2



Photo 60-3



Photo 60-4

61) Repair/Replace, Evaluate - The front door's storm door will not close completely. Recommend repair or replacement by a qualified professional.



Photo 61-1

62) Repair/Replace, Evaluate - The front door's doorbell appeared to be inoperable. A qualified person should evaluate and repair as necessary.



Photo 62-1

63) Repair/Replace - One or more exterior doors were deteriorated. A qualified person should repair or replace as necessary.



Photo 63-1



Photo 63-2

64) Repair/Replace - The weatherstrip around one or more exterior doors was deteriorated. A qualified person should repair or replace as necessary.



Photo 64-1



Photo 64-2



Photo 64-3



Photo 64-4



Photo 64-5

65) Repair/Replace - Door locks on one or more exterior doors were difficult to operate. A qualified person should repair as necessary.

**Photo 65-1**

66) Repair/Replace - Some interior doors were missing and/or off track. A qualified person should repair or replace as necessary.

**Photo 66-1****Photo 66-2**

67) Repair/Replace - Glass in one or more windows was cracked or broken. A qualified contractor should replace glass where necessary.

**Photo 67-1****Photo 67-2**

68) Repair/Replace - Some sections of linoleum flooring had deterioration or damage. For example, torn sections. A qualified person should repair as necessary.



Photo 68-1

69) Repair/Replace - Wood flooring in some areas was significantly worn, deteriorated or damaged. A qualified contractor should refinish wood flooring as necessary.



Photo 69-1



Photo 69-2

70) Repair/Replace - Carpeting in some areas was stained. A qualified contractor should replace as necessary



Photo 70-1



Photo 70-2

71) Repair/Maintain, Evaluate - The glazing putty at some windows was deteriorated. A qualified person should evaluate and repair as necessary. For more information, visit:

<http://www.google.com/search?q=replacing+glazing+putty>



Photo 71-1



Photo 71-2

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Summary

Client(s): **John Doe**

Property address: **123 Main St
Anywhere USA**

Inspection date: **Friday, March 02, 2018**

This report published on Thursday, March 08, 2018 1:57:09 PM CST

Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Comment	For your information

General Information

1 Safety, Comment - Structures built prior to 1980 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client should consult with specialists as necessary, such as industrial

hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.epa.gov>

<http://www.cpsc.gov>

<http://www.cdc.gov>

Grounds

2 Safety, Repair/Replace, Evaluate - One or more trip hazards were found in sidewalk sections due to cracks, settlement, heaving and/or deterioration. A qualified contractor should evaluate and repair or replace sections as necessary to eliminate trip hazards.

3 Repair/Replace, Evaluate - Wooden timbers in retaining wall were leaning and deteriorated. A qualified person should evaluate and repair or replace sections as necessary.

Exterior / Foundation

5 Repair/Replace, Evaluate - Rot or water damage was found at one or more sections of siding and/or trim. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.

6 Repair/Replace, Evaluate - Cracks or deterioration were found in one or more sections of brick veneer. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar, replacing bricks and/or sections of veneer.

7 Repair/Replace, Evaluate - One section of soffit was damaged. A qualified person should evaluate and repair, replace or install siding or trim as necessary.

8 Repair/Replace - Gaps existed at one or more openings around the exterior, such as those where electric lines, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

9 Repair/Maintain, Evaluate - Elevated levels of moisture and/or bowing was found in the basement walls. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation with repairs as necessary.

10 Repair/Maintain - Caulk was deteriorated around some windows. A qualified person should repair or replace as necessary.

11 Maintain - The exterior finish in some areas was failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.

Roof / Attic

12 Repair/Replace, Evaluate - Extensions such as splash blocks for some downspouts were missing and/or mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary

13 Repair/Replace - The ceiling insulation's R rating was significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency. For more information, visit:

<http://www.eere.energy.gov/consumer/tips/insulation.html>

14 Minor Defect - No insulation was installed at the attic access hatch. Wires also kept the hatch from closing completely. Recommend installing insulation at hatches where missing for better energy efficiency. For more information, visit:

<http://www.reporthost.com/docs/atticaccess.pdf>

15 Maintain - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

16 Maintain - Debris such as leaves, needles, seeds, etc. had accumulated on the roof. Debris should be cleaned from the roof now and as necessary in the future.

Electric

18 Safety, Repair/Replace, Evaluate - One or more overcurrent protection devices (circuit breakers or fuses) in panel #A were "double tapped", where 2 or more wires were clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

19 Safety, Repair/Replace, Evaluate - Based on the age and/or appearance of panel #A recommend having a qualified electrician replace this panel with a modern panel. If the panel isn't replaced, then a qualified electrician should evaluate and make repairs as necessary.

20 Safety, Repair/Replace, Evaluate - A ground fault circuit interrupter (GFCI) electric receptacle wouldn't reset in the basement. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

21 Safety, Repair/Replace, Evaluate - One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. Recommend having a qualified electrician evaluate to determine if GFCI protection exists, and if not, repair as necessary. For more information, visit:
http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf

22 Safety, Repair/Replace, Evaluate - One or more light fixtures were missing. A qualified person should evaluate and repair or replace as necessary.

23 Safety, Repair/Replace - The cover to panel #A was missing or not installed. This is a safety hazard for shock. A qualified person should replace missing components as necessary.

24 Safety, Repair/Replace - One or more screws used to secure the cover to panel #B were too long. This is a safety hazard for shock since the screw(s) may cut through the wire insulation and cause a short circuit. Long and/or pointed screws should be replaced as necessary with the correct screws. A qualified person should repair as necessary, such as moving conductors inside the panel, so screws don't come in contact with the conductors.

25 Safety, Repair/Replace - No electric receptacles were visible in the bathrooms. This is an inconvenience and potential safety hazard since it may result in extension cords being used. Recommend having a qualified electrician install ground fault circuit interrupter (GFCI) protected receptacle(s) as per standard building practices.

26 Safety, Repair/Replace - One or more smoke detectors didn't respond when tested. A qualified person should evaluate and replace smoke detectors, replace batteries or make repairs as necessary. For more information, visit:
<http://www.cpssc.gov/cpsc/pub/pubs/5077.html>

27 Repair/Replace, Evaluate - The legend for overcurrent protection devices (breakers or fuses) in panels #A and C were missing and/or substandard. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Plumbing / Fuel Systems

28 Repair/Replace - One or more outside faucets weren't anchored securely to the structure's exterior. Fasteners should be installed or replaced as necessary so faucets are securely anchored to prevent stress on plumbing supply lines and possible leaks.

Water Heater

29 Safety, Repair/Replace - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

Heating

31 Repair/Maintain, Evaluate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should service this system and make repairs if necessary. This servicing should be performed annually in the future.

32 Maintain - One or more air filters were dirty. A qualified person should replace filter(s) as necessary. Filters should be checked monthly and maintained as necessary in the future.

Cooling / Heat Pump

34 Repair/Replace - Insulation for the outside condensing unit's refrigerant lines was deteriorated in areas. This may result in reduced efficiency and increased energy costs. A qualified person should replace insulation as necessary.

35 Repair/Maintain, Evaluate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should service this system and make repairs if necessary. This servicing should be performed annually in the future.

36 Minor Defect, Evaluate - The condensate line in the attic has substandard slope. Drain lines should be installed pitched toward their discharge point. Manufacturers often recommend a drop of about ¼-inch per foot; most codes allow for 1/8-inch per foot. Recommend further evaluation by a qualified professional with repairs as necessary.

Stove / Chimney

39 Safety, Repair/Replace, Evaluate - The wood stove's door gasket at location # A was deteriorated and/or missing. Leaks around the door may exist and efficiency may be reduced. A qualified contractor should evaluate and repair as necessary. For more information, visit:

<http://www.woodheat.org/maintenance/maintenance.htm>

40 Safety, Repair/Replace, Evaluate - The inspector was unable to determine if flue(s) had significant amounts of accumulated creosote. Recommend that a qualified contractor inspect, and clean and repair if necessary.

41 Repair/Replace, Evaluate - The masonry chimney crown at location #A was deteriorated and/or substandard. The crown is meant to keep water off of the chimney structure. The chimney can be damaged by wet masonry going through freeze-thaw cycles. A properly constructed chimney crown should:

- Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.

42 Repair/Replace - Firebricks lining the woodstove at location #A are cracked and/or broken. A qualified person should replace firebricks as necessary.

43 Repair/Maintain - The rain cap for the chimney flue at location #A was missing. They prevent the following:

- Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues
- Rainwater entering flues and causing damage to masonry from freeze-thaw cycles

A qualified person should install or replace rain caps, or make repairs where necessary.

Kitchen

45 Repair/Replace, Evaluate - The dishwasher was inoperable. A qualified person should evaluate and repair or replace as necessary.

46 Repair/Replace, Evaluate - The oven was inoperable. No electric receptacle was near enough to plug it in. A qualified person should evaluate and repair as necessary.

47 Repair/Replace, Evaluate - The refrigerator's ice maker was inoperable. A qualified person should evaluate and repair as necessary.

48 Repair/Replace - Some components were missing from one or more cabinets. Missing shelving and/or components should be replaced, and by a qualified contractor if necessary.

49 Repair/Replace - Refrigerator shelving was damaged and should be replaced or repaired as necessary.

Bathrooms / Laundry / Sinks

50 Repair/Replace, Evaluate - Leaking or dripping was found at the bathtub supply valves at location #. A qualified plumber should evaluate and repair as necessary.

51 Repair/Replace, Evaluate - There was no water from the faucet at the shower at location #B. A qualified person should evaluate and repair as necessary.

52 Repair/Replace - The sink drain stopper mechanisms at locations #A and B were missing and/or damaged. A qualified person should repair or replace as necessary.

53 Repair/Replace - The bathrooms with showers at locations #A and B didn't have exhaust fans installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

54 Repair/Maintain - The grout between the shower enclosure and the floor at location #A was deteriorated. A qualified person should repair as necessary.

55 Evaluate - The toilet at location #B had no water supply and could not be fully evaluated. The shut-off valve(s) may be turned off, or repairs may be necessary. The client should ask the property owner about this, and have a qualified plumber evaluate and repair if necessary.

Interior Rooms / Areas

56 Safety, Repair/Replace - One or more exterior doors had deadbolts installed with no handle, and require a key to open them from both sides. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit then, causing entrapment. Key-only deadbolts should be replaced with deadbolts that have a handle on the inside on exterior doors in rooms with no other adequate egress nearby.

57 Safety, Repair/Replace - Carpeting in one or more areas was loose and posed a trip hazard. A qualified contractor should repair or replace as necessary.

58 Safety, Repair/Replace - Handrails at one or more flights of stairs were loose. This is a safety hazard. A qualified person should repair or replace as necessary and as per standard building practices.

59 Repair/Replace, Evaluate - The wood windows that were built to open wouldn't open. A qualified person should evaluate and repair as necessary.

60 Repair/Replace, Evaluate - Floors in one or more areas were not level. A qualified contractor should evaluate and make repairs as necessary.

61 Repair/Replace, Evaluate - The front door's storm door will not close completely. Recommend repair or replacement by a qualified professional.

62 Repair/Replace, Evaluate - The front door's doorbell appeared to be inoperable. A qualified person should evaluate and repair as necessary.

63 Repair/Replace - One or more exterior doors were deteriorated. A qualified person should repair or replace as necessary.

64 Repair/Replace - The weatherstrip around one or more exterior doors was deteriorated. A qualified person should repair or replace as necessary.

65 Repair/Replace - Door locks on one or more exterior doors were difficult to operate. A qualified person should repair as necessary.

66 Repair/Replace - Some interior doors were missing and/or off track. A qualified person should repair or replace as necessary.

67 Repair/Replace - Glass in one or more windows was cracked or broken. A qualified contractor should replace glass where necessary.

68 Repair/Replace - Some sections of linoleum flooring had deterioration or damage. For example, torn sections. A qualified person should repair as necessary.

69 Repair/Replace - Wood flooring in some areas was significantly worn, deteriorated or damaged. A qualified contractor should refinish wood flooring as necessary.

70 Repair/Replace - Carpeting in some areas was stained. A qualified contractor should replace as necessary

71 Repair/Maintain, Evaluate - The glazing putty at some windows was deteriorated. A qualified person should evaluate and repair as necessary. For more information, visit:

<http://www.google.com/search?q=replacing+glazing+putty>