

Tennessee Real Estate Inspections

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Summary

Client(s): **John Doe**

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

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

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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>