

**Parker  
Inspection  
Group**

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## Home Inspection Report

101 Wallace Ct  
Portland, TN 37148

**Inspected By:** Caden Parker

**Prepared For:** Sherry Parker

Inspected On Fri, May 24, 2024 at 10:00 AM

## Table of Contents

General	4
Site	6
Exterior	9
Garage	10
Roofing	11
Structure	13
Electrical	17
HVAC	19
Plumbing	24
Bathrooms	27
Kitchen	31
Laundry	33
Interior	34
Report Summary	36

Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

General information about the property inspected and the conditions that existed when the inspection was performed.

### Overview Photos Of Property



## General Cont.

### Approximate Age

24 years

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### Age Based On

Sellers Disclosure

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### Door Faces

South

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### Furnished

Yes

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### Occupied

Yes

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### Weather

Sunny

---

### Temperature

Warm

---

### Soil Condition

Dry

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### Utilities On During Inspection

Electric Service, Gas Service, Water Service

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### People Present

Not Present



## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### Site Grading

Sloped Away From Structure

Condition: Satisfactory

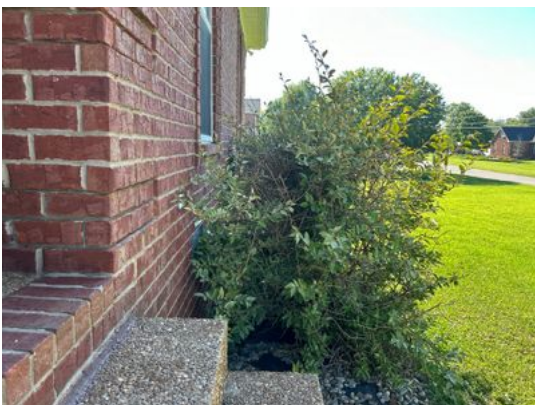


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### Vegetation

Growing Against Structure

Condition: Satisfactory



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### Retaining Walls

Not Present

## Site Cont.

### Driveway

Concrete

Condition: Satisfactory



### Walkways

Concrete

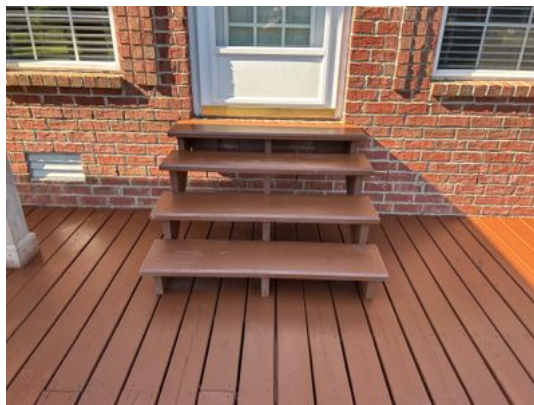
Condition: Satisfactory



### Steps/Stoops

Concrete, Wood, Front is concrete, rear are wooden.

Condition: Recommend handrail at front and rear steps.





## Site Cont.

### Patios/Decks

Wood, Rear deck

Condition: Satisfactory





## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

Brick

Condition: Satisfactory

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### Exterior Trim Material

Aluminum

Condition: Satisfactory

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### Windows

Vinyl

Condition: Satisfactory

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### Entry Doors

Fiberglass, Steel

Condition: Satisfactory

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### Balconies

Not Present

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### Railings

Not Present

# Garage

## Garage Type

Attached

Condition: Satisfactory

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## Overview Photos Of Garage



## Garage Size

2 Car

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## Door Opener

Chain Drive

Condition: Satisfactory

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## Opener Safety Feature

Light Beam

Condition: Satisfactory

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

### Inspection Method

Walked Roof/Arms Length



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### Roof Design

Gable, Hip

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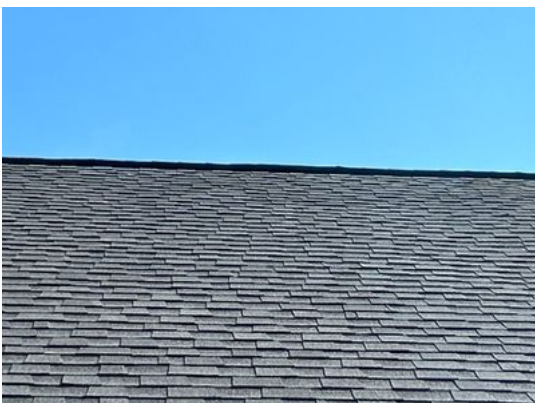
### Roof Covering

Architectural Shingle

Condition: Satisfactory

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### Photo Of Each Roofing Type



**Approximate Roof Age**

1 year

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**Ventilation Present**

Roof, Soffit, Gable Ends, Ridge Vents

Condition: Satisfactory

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**Vent Stacks**

Metal

Condition: Satisfactory

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**Chimney**

Not Present

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**Sky Lights**

Yes

Condition: Satisfactory

---

**Flashings**

Metal

Condition: Satisfactory

---

**Soffit and Fascia**

Aluminum

Condition: Satisfactory

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**Gutters & Downspouts**

Metal

Condition: Satisfactory



## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### Foundation Types

Slab on Grade, Crawl Space

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### Foundation Material

Poured Concrete, Concrete Block, Wood

Condition: Satisfactory

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### Signs of Water Penetration

None

Condition: Satisfactory

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### Prior Waterproofing

None

Condition: Satisfactory

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### Floor Structure

Concrete Slab, Wood Frame

Condition: Satisfactory

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### Subflooring

Plywood

Condition: Satisfactory

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### Wall Structure

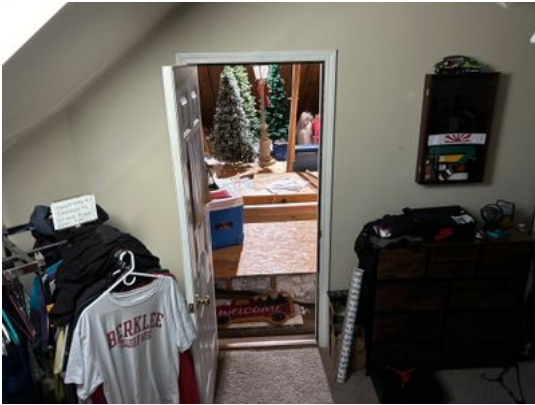
Wood Frame

Condition: Satisfactory

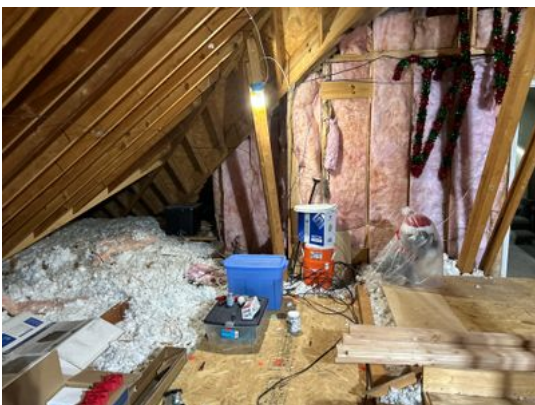
## Attic

### Attic Entry

Bedroom Closet



### Overview Photos Of Attic



### Roof Framing Type

Joist and Rafters

Condition: Satisfactory



### Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

### Vent Risers

Metal

Condition: Satisfactory

### Insulation

Blown In Cellulose

Condition: Satisfactory



## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

### Inspection Method

Inside

### Overview Photos Of Crawlspace



### Vapor Retarder

Installed

Condition: Satisfactory

### Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

### Ventilation Present

Yes

Condition: Satisfactory

### Moisture Condition

Dry

Condition: Satisfactory

### Crawlspace Comments

#### Comment 1

#### Repair or Replacement Needed

Debris should be removed from crawlspace.



## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

### Type of Service

Underground

### Main Disconnect Location

Service Panel

### Service Panel Location

Garage

### Photo of Panel



### Service Panel Manufacturer

Cutler-Hammer

Condition: Satisfactory

### Service Line Material

Copper

Condition: Satisfactory

### Service Voltage

240 volts

### Service Amperage

200 amps

### Service Panel Ground

Ground Rod

### Branch Circuit Wiring

Stranded Copper

Condition: Satisfactory

### Overcurrent Protection

Breakers

Condition: Satisfactory

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### GFCI/AFCI Breakers

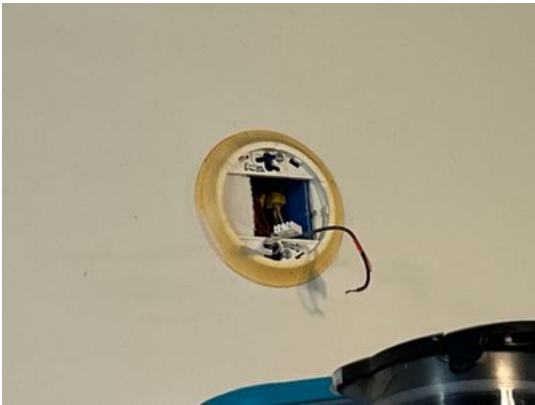
Not Present

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### Smoke Detectors

Hard Wired

Condition: 1 missing in the garage.



# HVAC

## HVAC System Type

Package Unit



## Thermostat

Programmable

Condition: Satisfactory

## Photo of Thermostat



## Thermostat Location

Living Room

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

### Location

Outside

### Type of Equipment

Forced Air

Condition: Satisfactory

### Photo of Furnace Operating



### Photo Of Furnace Dataplate



### Manufacturer

Tempstar

### Heating Fuel

Gas

Condition: Satisfactory



**Input BTUs**

90000

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**Output BTUs**

73000

---

**Approximate Age**

5 years

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**Filter Type**

Disposable

Condition: Satisfactory

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**Output Temperature**

97.3

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**Type of Distribution**

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Energy Source**

Electric

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**Type of Equipment**

Package unit

Condition: Satisfactory

**Photo of Unit Operating**



**Photo of Condenser Dataplate**



**Condenser Make**

Tempstar

**Condensor Size**

30,000 BTU (2.5 Tons)

**Condenser Approximate Age**

5 years

**Expansion Coil Make**

Tempstar

**Expansion Coil Size**

30,000 BTU (2.5 Tons)

**Expansion Coil Approximate Age**

5 years

Condensate Drainage

To Exterior  
Condition: Satisfactory

AC Supply Air Temp

73

AC Return Air Temp

75

AC Temperature Drop

2

Photo Of Expansion Coil Dataplate



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

### Water Service

Public

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### Supply Pipe Material

Copper

Condition: Satisfactory

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### Location of Main Water Shutoff

At Meter

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### Photo of Main Water Valve



### Sewer System

Public

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### Waste Pipe Material

PVC

Condition: Satisfactory

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### Sump Pump

Not Present

---

### Location of Fuel Shutoff

At Meter



Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Reliance

Fuel

Electric

Capacity

50 gal

Approximate Age

Unknown

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

**Fuel Disconnect**

In Same Room

## Bathroom #1

### Location

Main Floor

### Overview Photos of Bathroom



### Bath Tub

Fiberglass

Condition: Repair or Replace



### Comment 2

#### Repair or Replacement Needed

Fiberglass bathtub has a small hairline crack in the bottom of it. Recommend repair or replacement.

### Shower

In Tub

Condition: Satisfactory

### Sink(s)

Single Vanity

Condition: Satisfactory

## Bathrooms Cont.

### Toilet

Standard Tank

Condition: Satisfactory

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### Bidet

Not Present

---

### Shower Walls

Fiberglass

Condition: Satisfactory

---

### Tub Surround

Fiberglass

Condition: Satisfactory

---

### Floor

Tile

Condition: Satisfactory

---

### Ventilation Type

Ventilator

Condition: Satisfactory

---

### GFCI Protection

Outlets

Condition: Satisfactory

---

## Bathroom #2

### Location

Master Bath - Main Floor

### Overview Photos of Bathroom



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#### Bath Tub

Not Present

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#### Shower

Stall

Condition: Satisfactory

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#### Sink(s)

Double Vanity

Condition: Satisfactory

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#### Toilet

Standard Tank

Condition: Satisfactory

---

#### Bidet

Standard Non Electric

Condition: Satisfactory

---

#### Shower Walls

Fiberglass

Condition: Satisfactory

---

#### Tub Surround

Not Present

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#### Floor

Vinyl

Condition: Marginal



## Bathrooms Cont.

### Ventilation Type

Ventilator

Condition: Satisfactory

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### GFCI Protection

Outlets

Condition: Satisfactory

## Kitchen

### Overview Photo of Kitchen



### Cabinets

Wood

Condition: Satisfactory

### Countertops

Laminated

Condition: Satisfactory

### Sink

Double

Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Range

LG

Condition: Marginal

### Refrigerator

Maytag

Condition: Satisfactory

### Dishwasher

General Electric

Condition: Satisfactory

## Kitchen Cont.

### **Microwave**

Whirlpool

Condition: Satisfactory

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### **Disposal**

Badger

Condition: Satisfactory

## Laundry

### Built In Cabinets

Yes

Condition: Satisfactory

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### Laundry Sink

Not Present

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### Dryer Venting

To Exterior

Condition: Satisfactory

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### GFCI Protection

Not Present

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### Laundry Hook Ups

Yes

Condition: Satisfactory

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### Washer

LG

Condition: Satisfactory

---

### Dryer

LG

Condition: Satisfactory

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### Overview Photos of Laundry



## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

### Floors

Tile, Carpet, Wood Laminate, Vinyl

Condition: Satisfactory

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### Walls

Painted Drywall

Condition: Satisfactory

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### Window Types

Double Hung, Single Hung, Fixed

Condition: Satisfactory

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### Window Materials

Vinyl

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### Entry Door Types

Hinged

Condition: Satisfactory

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### Entry Door Materials

Steel, Fiberglass

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### Interior Door Materials

Masonite

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### Fireplace

Electric

Condition: Satisfactory

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### Overview Photos of Interior







## Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Repair or Replacement Needed

#### **Structure: Crawlspace**

Debris should be removed from crawlspace.

#### **Bathrooms: Bathroom #1: Bath Tub**

Fiberglass bathtub has a small hairline crack in the bottom of it. Recommend repair or replacement.