



Home Inspection Report

Prepared for: John & Jane Doe

1234 Your Street
Your Town, TN 37001

Inspected by:
William Carmichael TN License #2190
BeSure1st Home Inspections, Inc.
615-944-6999

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Definitions

Note:	All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection
Functional	Component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
Minor Concern	Maintenance items, DIY items, minor repairs, and recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy. Items nearing the end of their service life but still functioning as designed will be included. Notes will explain.
Significant Concern	This item is non-functioning, installed improperly, has deteriorated significantly, or is defective and requires repair or correction by a qualified tradesman. Item needs repair or replacement now or in the very near future. Does not function as designed. See notes for explanation.
Additional Evaluation Recommended	The item or system rated in this category will require additional research or information to determine if an actual issue or defect exists. This can include non-functioning items, environmental concerns, or potential issues that would require technical expertise or engineering evaluation beyond the scope of the inspection and/or knowledge of the inspector.
Potential Safety Hazard	Denotes a condition that could pose a health or injury risk, regardless of past or present code compliance, or proper construction practices. Recommend prompt attention.
Not Inspected	I did not inspect this item, component, or unit and make no representations of whether or not it was functioning as intended. The reason may be due to a lack of power, inaccessibility, or safety issues as noted.
Not Present	Item were not present or not found.

General Information

Property Information

Property Address: 1234 Your Street
City: Your Town State: TN Zip: 37001

Client Information

Client Name: John & Jane Doe
Client Address: 1234 Your Street
City: Your Town State: TN Zip: 37001
Phone: 555-555-5555 Email: carmichaelbill@gmail.com

Referrer Name: Zillow

Inspection Company

Inspector Name William Carmichael
Company Name BeSure1st Home Inspections, Inc.
Address: 2121 Maricourt St.
City: Old Hickory, State: TN Zip: 37138

General Information (Continued)

Phone: 615-944-6999

Email: BeSure1st@gmail.com Web: www.BeSure1st.com

Amount Due: \$0.00 Amount Received: \$425.00

Conditions

Others Present: Yes --- The buyer was present Property Occupied: No, The property was vacant.

Estimated Age: Built in 2010 Entrance Faces: Southwest

Inspection Date: 03/24/2022

Start Time: 0800 End Time 11:45

Utilities On: Yes Yes, all utilities were ON

Temperature: 70F

Weather: Mostly Sunny Soil Conditions: Dry

Space Below Grade: Crawl Space

Building Type: - Single family Garage: Attached

Garage Type: Attached

Water Source: Public How Verified: Visual Inspection

Sewage Disposal: Public How Verified: Visual Inspection

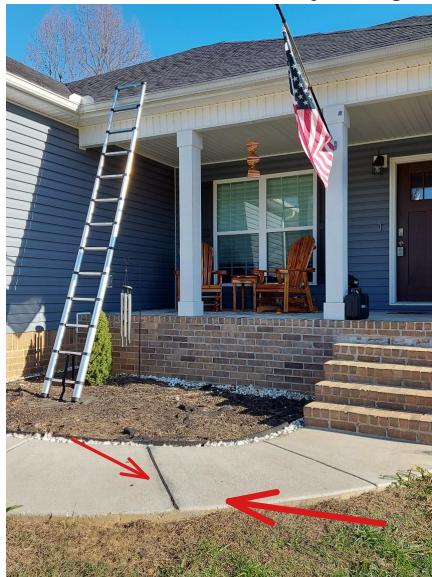
Lots and Grounds

Functional

Minor Concern

Driveway: Concrete ---

Walks: Concrete. The walkway has settled and a section of concrete has lifted, presenting a small trip hazard of about 1 inch. This may or may not get worse but based on what was observed at the brick steps it should be monitored. If it worsens I recommend a qualified contractor stabilize it. Several options are available, such as foam jacking.



Lots and Grounds (Continued)

Potential Safety Hazard

Front Porch: Bricks and concrete. The porch elevation was more than thirty inches from the grade. The International Residential Code, which this jurisdiction adheres to, requires handrails for steps and porches that are more than 30 inches higher than grade. They are required to have no more than a four inch separation between the balusters which is a safety feature to prevent small children from becoming trapped between the balusters and to provide pedestrian stability during use. The TN Standards of Practice for Home Inspections requires that missing handrails be noted in the Home Inspection Report as a potential safety hazard. The inspector recommends that a qualified contractor install a handrail on the porch steps.



Potential Safety Hazard

Steps to Front Porch: Brick ---- The brick steps were built on top of the sidewalk which appears to have settled. The tread of the top step has displaced downward on the right side about four inches. This has increased the height of the top riser to about 10 inches and presents an non-standard step which could be a potential tripping hazard. Also, steps of this height should have a railing with a grippable handrail and balusters spaced no more than four inches apart. It is recommended that a qualified contractor install a set of handrails on the steps.

Lots and Grounds (Continued)

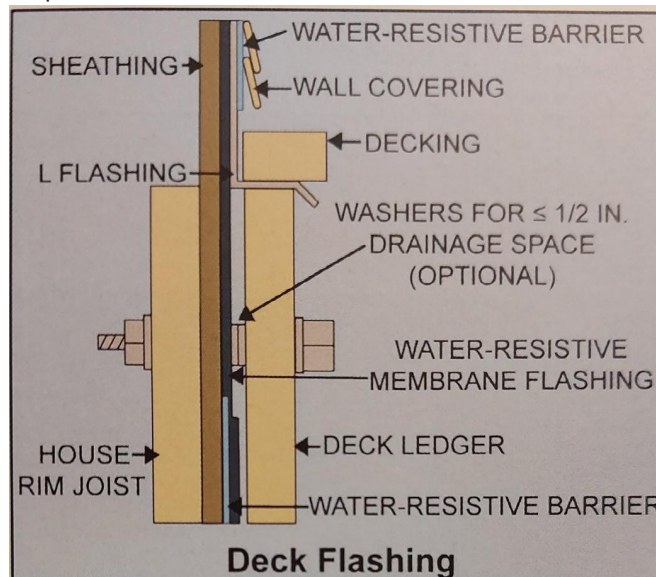
Steps to Front Porch: (continued)



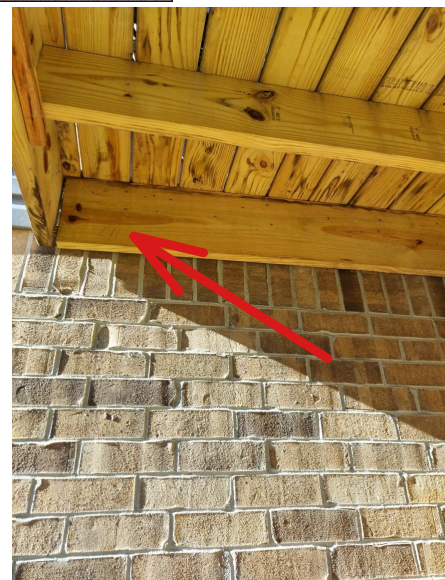
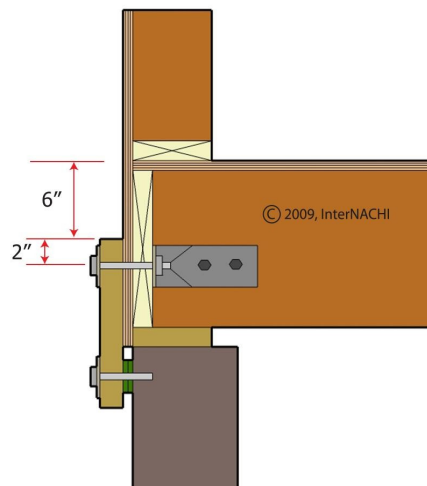
Lots and Grounds (Continued)

Significant Concern

Deck: Treated wood ---- The deck was improperly attached to the home. Decks are required to be bolted to the home and the bolts are required to have washers. The International Residential Code requires the ledger board to be attached to the house with 1/2 inch by 4 inch lag bolts with washers. The top of the ledger board should be protected with a metal drip edge. This deck does not meet that standard and may become unstable with heavy loading. It is recommended that a qualified tradesman provide a solution that meets the requirements.



Deck Ledger to House Connection



Lots and Grounds (Continued)

Deck: (continued)



Potential Safety Hazard

Deck Handrails: Treated Wood ---- An acceptable handrail was not observed. The International Residential Code does not consider 2x6 or 2x4 boards to be acceptable handrails. Handrails should be shaped so that they can be gripped. It is recommended that a qualified contractor install an acceptable handrail.



Functional
Functional
Functional
Not Present
Functional

Deck Guardrails: Treated Wood
Grading: ...All areas of the lot have good drainage.
Vegetation: Shrubs, Grass
Fences and Gates: Not Present
Swale: Adequate slope and depth for drainage

Exterior

All Sides unless noted in comment Exterior Surface

Minor Concern

Type: Vinyl siding ---- Holes in the vinyl siding were observed. This type of damage typically occurs when the mower propels small rocks. The breaks in the siding can allow water intrusion behind the siding and has the potential for inducing rot or mold issues. Bees have also been known to nest their hives in such places. The repairs to the siding can be effected by the client by sealing with a backing of spray foam and a top coating of silicone sealant. This suggested repair may not be considered permanent and it is recommended that a qualified contractor be consulted for repairs or replacement of the broken siding.



Functional
Functional
Functional
Functional

Trim: Vinyl
Fascia: Vinyl
Soffits: Vinyl
Door Bell: Hard wired

Exterior (Continued)

Functional
Functional
Functional
Functional
Functional
Functional

Front Entry Door: Wood

Patio Door: Solid Wood with Glass

Window Screens: Vinyl mesh

Exterior Lighting: - Surface mounted lamps front and rear

Exterior Electric Outlets: 110 VAC GFCI

Windows: Vinyl double hung

Hose Bibbs: - Gate valve type ---- - Water pressure was measured at 90 PSI. 70 PSI is the upper limit of the recommended water pressure for residential homes. While too much pressure probably won't cause an immediate leak, it can stress pipe joints and faucet seals which can increase the chances of leaks or failure in the future. Additionally, showers and spigots may be uncomfortable to use. High water pressure is typical in new homes. Plumbing systems are often stress tested to ensure that all joints and seals are working well and no leaks appear. It is recommended that a qualified handyman reduce the water pressure. Normal water pressure between 40 and 70 PSI.



Exterior (Continued)

Hose Bibbs: (continued)



Roof

Inspection Methods:

I performed a visual inspection of the Roof and Attic Systems and all visible and accessible components.

I examined these areas for any evidence of leaks, moisture, neglect, or installation flaws.

I determined the age of the roof shingles by obtaining information from Public Records and/or observing the materials during the Home Inspection.

I entered the Attic areas from accessible Access Panels and observed the Roof Deck Materials, Fasteners for the Roof deck, visible and accessible Strapping, and insulation and identified these materials in this Home Inspection Report.

The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Roof & Attic System.

Main Roof Surface

Method of Inspection: The inspector utilized a drone to fly over and took high definition photographs and videos of the roof.

<https://www.youtube.com/watch?v=yKwjTPqjVuA>

Note: Videos are posted on a private YouTube channel as a courtesy to you so that you will be able to observe what the inspector saw. They are not visible to the public. The video can only be seen by you and those you have shared it with. They will remain available for 60 days on the YouTube channel. However, if you need them after that I retain a copy on my server for one year and can provide it to you upon request.

Type: Gable

Approximate Age: 1 year --- Estimating the exact age of a roof is not possible due to different manufacturing process, materials and environmental effects. This is the inspector's best guess. It is recommended that the client request further disclosure from the seller regarding the age of roof.

Functional

Surface Area Inspected: 100% --- Items in this section are a composite of more than one inspection. The images and narratives are presented to demonstrate the report.

Roof (Continued)

Functional
Functional

Material: Asphalt shingle
Flashing in Valleys: Closed cut, Unable to observe ---- Only open valleys have observable flashing. This home was roofed with closed cut valleys, which is standard practice.

Functional
Functional
Functional
Functional
Functional

Other Flashing: Aluminum
Plumbing Vents: PVC
Gutters: Aluminum
Downspouts: Aluminum
Leader/Extension: Plastic corrugated pipe extensions

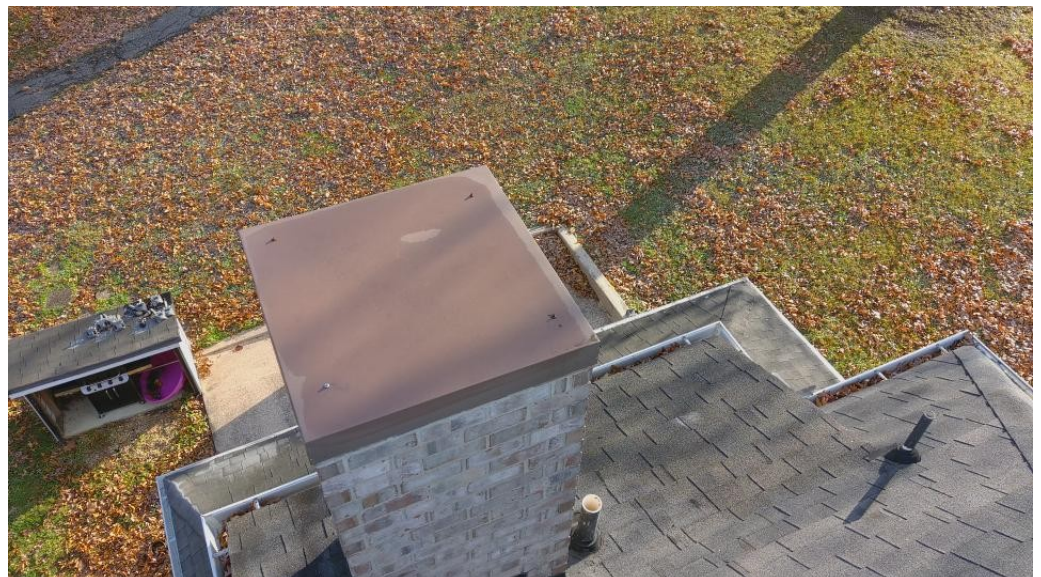
- Rear of house Chimney

Note:

Chimney: Brick ---- See Flue/Flue Cap, below.

Note:

Flue/Flue Cap: Metal ---- Non-functional chimney. This chimney has been capped off and the fireplace is no longer useable. A professional chimney sweep should be consulted before re-commissioning the fireplace and chimney.



Roof (Continued)

Minor Concern

Chimney Flashing: Rubberized asphalt ---- Deteriorating sealant. Needs to be resealed to prevent the potential of future leaks.



Attached Garage

Attached Garage

Type of Structure: Attached --- Car Spaces: Two car garage

Functional

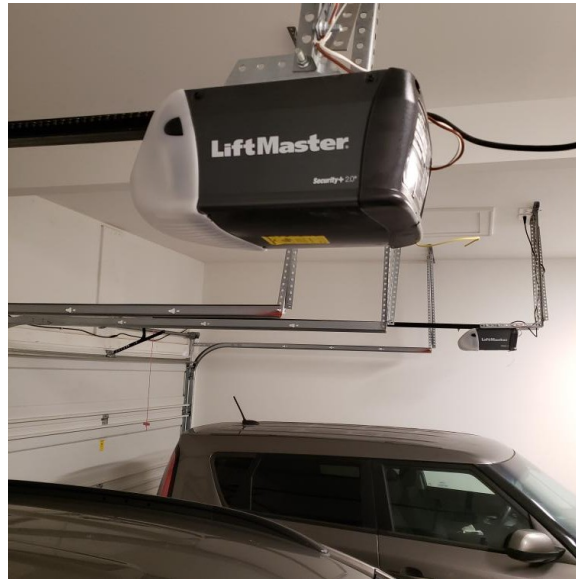
Garage Doors: Metal

Functional

Door Operation: Mechanized

Functional

Door Opener: Lift Master



Functional

Service Doors: Metal, Fire Rated with self-closing hinges

Functional

Walls: Drywall/Paint

Functional

Ceiling: Drywall/Paint

Functional

Electrical: 110 VAC lighting circuits and receptacles on GFCI

Functional

Smoke Detector: Hard wired with battery back up and light

Functional

Garage Floor: Poured concrete ---- It is normal for the garage floor to have cosmetic cracking. It is impossible to stop Mother Earth from moving and concrete can and does crack, especially during the first year when it is at its weakest. There should be no concern for the functionality of the floor as it is unlikely that it will get worse. Cracks that are sheltered do not have the potential for water intrusion during freeze/thaw cycles so they do not need to be sealed.

Cracks on the exterior should be sealed, however. It was noted that a small portion of the water-stop edge of the floor has broken and was repaired. This crack should be sealed since it is subject to water intrusion and freeze/thaw damage.

Attached Garage (Continued)

Garage Floor: (continued)



Electrical

Inspection Methods:

I performed a visual inspection of the Electrical System and all visible and accessible components of the system.

I examined these areas for any installation flaws, evidence of discoloration, corrosion, overheating, or equipment of materials that are considered substandard.

I determined the age of the equipment and size of the Electrical Service, or Service Rating.

I located and identified the type of materials that comprise the Electrical System as well as the brand of equipment panels present at the property.

I checked every accessible receptacle at the interior and exterior of the property.

The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Electrical System.

Service Size Amps: 200 Volts: 110 VAC - 220 VAC

Service 4/0 Aluminum

Functional

Electrical Service Entry: Mast, properly secured to side of house with proper drip loops and no tie back on roof.

Panel Manufacturer: Siemens

Main Breaker Size: 200 Amps

120 VAC Branch Circuits 1 AWG Aluminum

240 VAC Branch Circuits: 1 AWG Aluminum

Aluminum Wiring: As conductors to Sub-panel - properly sized

Conductor Type: Non-metallic sheathed cable

Ground: Rod in Ground

Garage Electric Panel

Functional

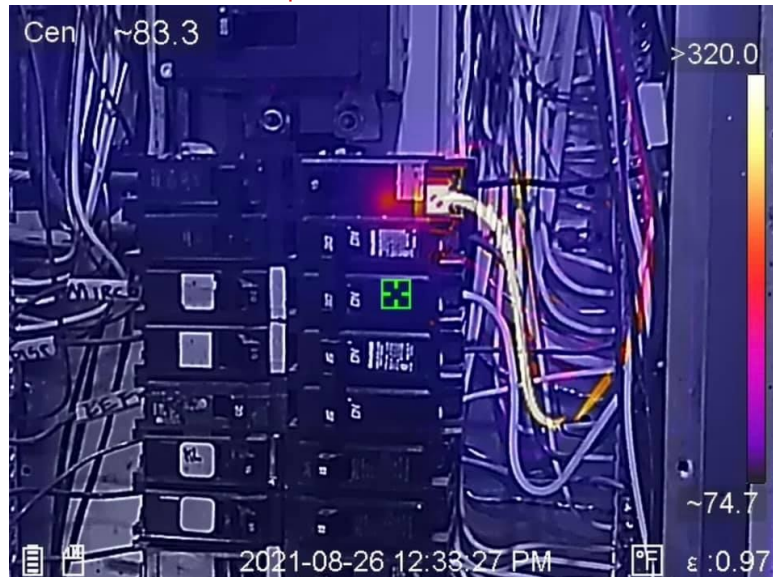
Panel Manufacturer: Siemens

Maximum Capacity: 200 Amps

Electrical (Continued)

Potential Safety Hazard

Breakers: Copper ---- While scanning the electrical panel with my Infrared Thermal Imaging Camera I observed a breaker that was overheating. This would not have been observed without the use of an IR camera. The temperature was 320 F. Due to the possible safety issues I deactivated this breaker. This is a potential electrical fire hazard. I recommend that a licensed electrician further evaluate and affect repairs.



Functional

AFCI: Located in panel for various rooms.

Functional

GFCI: At receptacles and in panel

Is the panel bonded? Yes Panel bonding was properly done

Structure

Functional

Structure Type: Wood frame

Functional

Foundation: Blocks on poured footers, Block Piers

Functional

Differential Movement: No movement or displacement noted

Functional

Bearing Walls: Frame

Functional

Interior Stairs/Handrails: Wood stairs with wood handrails

Attic

Entry at top of stairs on second floor Attic

Method of Inspection: Physically in the attic

Functional

Percentage Inspected: 75%

Functional

Roof Framing: 2x4 Engineered Trusses

Functional

Sheathing: OSB Plywood

Functional

Ventilation: Roof and soffit vents

Functional

Insulation: Blown in fiberglass

Functional

Insulation Depth: 14" to 16"

Functional

Bathroom Fan Venting: Flexible duct

Functional

Moisture Penetration: No evidence of moisture penetration present now or in the past

Functional

Radiant Barrier: Rigid foam with reflective coating

Not Present

Attic Fan: Not Present

Potential Safety Hazard

Wiring/Lighting: 110 VAC and lighting circuit ---- Open junction boxes, Exposed wire splices



Crawl Space

Crawl Space

Method of Inspection: In the crawl space by remote control robot

Crawlspace Video Link: <https://www.youtube.com/watch?v=ccFxTsbLnp8>

Note: Videos are posted on a private YouTube channel as a courtesy to you so that you will be able to observe what the inspector saw. They are not visible to the public. The video can only be seen by you and those you have shared it with. They will remain available for 60 days on the YouTube channel. However, if you need them after that I retain a copy on my server for one year and can provide it to you upon request.

Functional	Percentage Inspected: 100%
Functional	Vapor Barrier: --- 6 mil polyethylene
Functional	Moisture Penetration: No moisture present at time of inspection
Functional	Ventilation: Vents in block wall - properly spaced
Functional	Subfloor: OSB Plywood
Functional	Foundation Walls --- Block on poured concrete footers
Functional	Joists and Beams: 2x10 Joists and three bonded 2x10s for beams.
Functional	Piers/Posts: Block Piers
Minor Concern	Insulation: Fiberglass ---- This is a periodic maintenance item. Over time fiberglass insulation that is suspended between floor joists can sag or fall. It is a simple matter to affix sagging insulation. Large hardware outlets sell flexible wire rods that are cut to length and are wedged between the joists to support the insulation. This should be checked once a year.

Crawl Space (Continued)

Insulation: (continued)



HVAC System

Inspection Methods:

I performed a visual inspection of the Condenser Unit, Air Handler Unit, Ductwork and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the system by obtaining information from the model and serial numbers on the components. I located the Condensation Line and observed the Filter and Access Panel location for the system. I operated the system with the use of normal controls at the thermostat. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the HVAC System.

Back of House AC System

Functional

A/C System Operation: Operates as designed

Functional

Exterior Condenser Unit: Pad mounted

Area Served: Whole house Approximate Age: 12 years old per serial number

Type: Heat & Cooling Split System Capacity: 3 Ton

Manufacturer: Goodman

Model Number GSX140361KE

Serial Number 4222Z85222

Temperature Returned in Heating Mode 105 F ---- Temperature is in accordance with standards for split system heat and cooling systems.

HVAC System (Continued)

Temperature Differential in Cooling Mode 20 F ---- A properly functioning air conditioning unit should have a differential between 14 and 22 F. When the temperature is below 65 degrees F Home Inspectors do not operate the HVAC system in the cooling mode. Tennessee Standard Operating Procedures specifies that the system should not be operated in the cooling mode because the refrigerant may not vaporize completely and liquid refrigerant can damage the compressor. However, the heating mode was tested and found to be adequate.



Functional
Functional
Minor Concern

Condensate Removal: PVC

Visible Coil: Aluminum core with aluminum fins

Refrigerant Lines: Insulation on pressure lines ---- Deteriorating insulation on the refrigerant lines can reduce the efficiency and has the potential of freezing. It is recommended that the refrigerant line insulation be replaced.



Functional

Electrical Disconnect: Breaker disconnect

1st Floor Thermostat --- Honeywell --- Location 1st Floor Foyer

1st Floor Return Air Filter 20 x 25 x 1 Replacement Location Located in ceiling of foyer hall.

HVAC System (Continued)

Air Handler

Manufacturer: Goodman

Model Number CAPF3636B6DB

Serial Number 2105334552

Functional

Functional

Functional

Functional

Drain Pan Metal ---- Dry, no moisture present, Warning switch installed to sense accumulation of condensate.

Flue Pipe: Type B

Exposed Ductwork: Insulated flex in attic.

Refrigerant Lines: Serviceable condition

Condensate Removal: PVC

Fireplace

Family Room Fireplace

Functional

Fireplace Construction: Stone

Type: Wood burning converted to gas log.



Functional

Functional

Functional

Functional

Functional

Functional

Functional

Fireplace Insert: Metal

Smoke Chamber: Brick

Flue: Clay Tile

Damper: Metal

Hearth: Raised, Stone

Gas Line and Valve Black iron gas line

Carbon Monoxide Detector: Co-located with smoke detector

Plumbing

Inspection Methods:

I performed a visual inspection of the Plumbing System and all visible and accessible components.

I examined these areas for any evidence of moisture, neglect, or installation flaws.

I determined the age and size of the Water Heater by obtaining information from the model and serial numbers on the Water Heater.

I located and identified the Water Source, and Shut off Valve location as well as identified the type of materials that comprise the Plumbing Supply and Waste Systems.

I determined what the Waste Water Disposal System is for this property.

I operated all accessible plumbing in the home to check the overall function of the plumbing system.

The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Plumbing System.

Functional

Functional

Functional

Functional

Functional

Functional

Garage Water Heater

Functional

Manufacturer: Whirlpool

Model Number E1F50RD045V

Serial Number 0710129112

Type Gas

Capacity 50 Gallon

Area served Whole House

Approximate Age 12 YEARS OLD PER SERIAL NUMBER

Temp/Pressure Relief Valve Properly installed, correctly sized

Functional

Water Lines: Pex

Drain Pipes: PVC

Service Caps: Accessible --- Located in various places in the crawl space and in the front yard. Locations will be noted in a later section of the report.

Vent Pipes: PVC

Radon Mitigation Piping: PVC --- Pipe is accessible in the attic.

Gas Service Lines: Cast iron

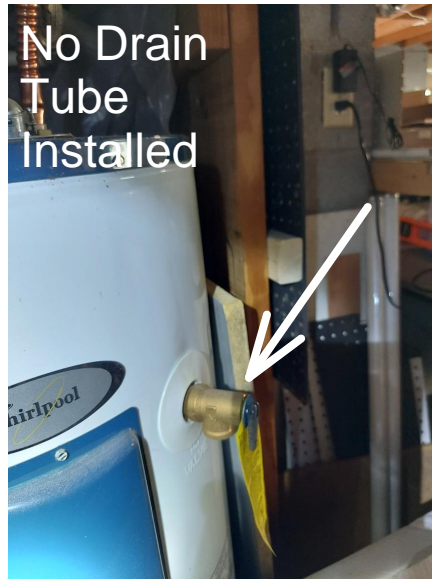
Water Heater Operation: Functional at time of inspection

Flue Pipe: Type B

Plumbing (Continued)

Potential Safety Hazard

Drain Tube Not installed ---- Drain tube is missing. Drain tubes on the Temperature/pressure relief valve direct hot water to the floor if the TPR activates due to high pressure or temperature in the tank. This is designed to prevent explosions of the tank and by directing the water to the floor the likelihood of scalding is reduced when the system's problem is being investigated or shut down. It is recommended that a qualified contractor install a drain tube in accordance with best practices and code requirements.



Kitchen

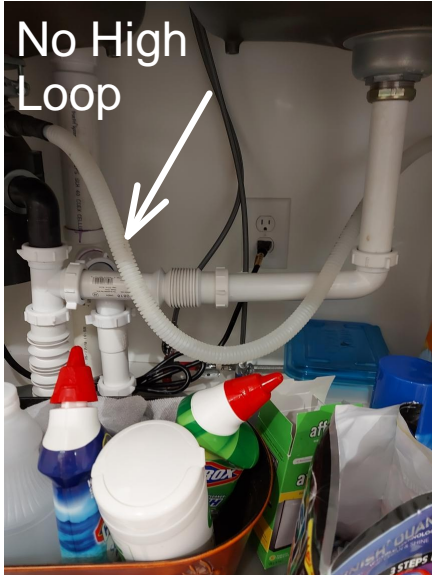
1st Floor Kitchen

Functional
Functional
Functional
Functional

Cooking Appliances: Frigidaire
Ventilator: Broan
Disposal: In-Sinkerator
Dishwasher: Frigidaire

Kitchen (Continued)

Air Gap Present? No - No high loop in the discharge drain was observed. A high loop in the discharge hose creates an air gap and prevents contaminated dishwater from siphoning back into the dishwasher. This is a safety feature to prevent sickness due to polluted water. The inspector recommends that a qualified handyman or plumber adjust the discharge hose to create a high loop.



Functional
Functional

Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Refrigerator: Samsung Bottom Freezer

Microwave: Frigidaire ---- One cup of water heated for one minute returned a temperature of 146F. This microwave is functioning properly.

Sink: Stainless Steel

Electrical: 110 VAC lighting circuits and receptacles on GFCI

Plumbing/Fixtures: Adequate

Counter Tops: Granite

Cabinets: Wood

Pantry: Small Walk-in

Ceiling: Drywall/Paint

Walls: Drywall/Paint

Floor: Hardwood

Windows: Vinyl double hung

HVAC Source: Air exchange ventilation

Living Space

Inspection Methods:

I observed the interior of the home at all accessible areas to help form an opinion on all interior areas including Flooring, Windows, Doors, Walls, and Ceiling areas. The object is to inform you on which areas require attention at this time, identify potential problem areas, and to inform you of the age and condition of the materials that make up the interior areas of the home.

Living Room Living Space

Functional	Ceiling: Drywall/Paint
Functional	Walls: Drywall/Paint
Functional	Floor: Hardwood
Functional	Doors: Solid wood
Functional	Windows: Vinyl double hung
Functional	Electrical: 110 VAC receptacles and lighting circuits
Functional	HVAC Source: Air exchange ventilation
Functional	Smoke Detector: Hard wired with battery back up and light
Functional	Closet: Single small

Bonus Room Above Garage Living Space

Functional	Ceiling: Drywall/Paint
Functional	Walls: Drywall/Paint
Functional	Floor: Carpet
Functional	Doors: Hollow wood
Functional	Windows: Vinyl double hung
Functional	Electrical: 110 VAC receptacles and lighting circuits
Functional	HVAC Source: Air exchange ventilation
Functional	Smoke Detector: Hard wired with battery back up and light
Functional	Closet: Double

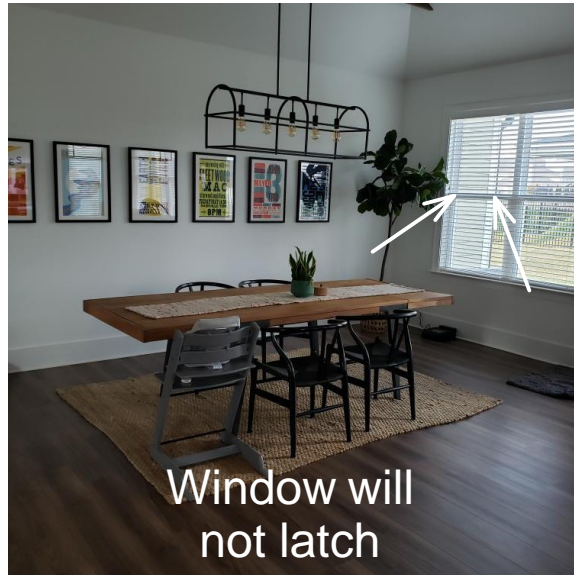
Dining Area Living Space

Functional	Ceiling: Drywall/Paint
Functional	Walls: Drywall/Paint
Functional	Floor: Hardwood

Living Space (Continued)

Potential Safety Hazard

Windows: Vinyl double hung ---- The locks do not align and will not lock. This is a security issue. Doors and windows of a home should be lockable to prevent break-ins. It is recommended that a professional window installer assess and repair.



Functional
Functional
Functional

Electrical: 110 VAC receptacles and lighting circuits
HVAC Source: Air exchange ventilation
Smoke Detector: Hard wired with battery back up and light

Bedroom

Master Bedroom

Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Closet: Walk In ---- Located in Master Bath
Ceiling: Drywall/Paint
Walls: Drywall/Paint
Floor: Carpet
Doors: Hollow wood
Windows: Vinyl double hung
Electrical: 110 VAC receptacles and lighting circuits
HVAC Source: Air exchange ventilation
Smoke Detector: Hard wired with battery back up and light

1st Floor Front Bedroom

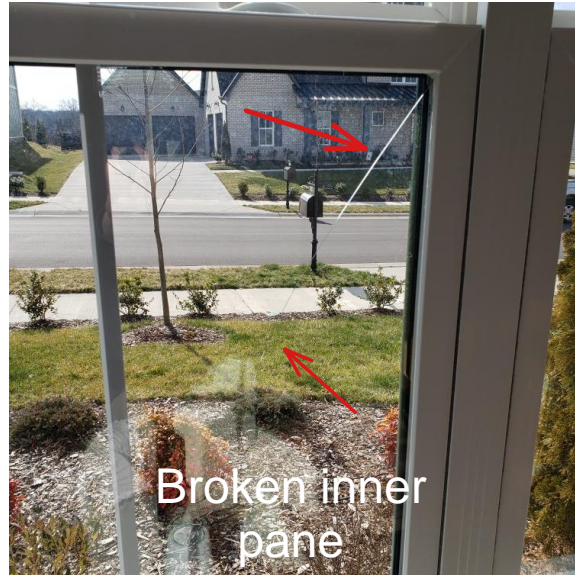
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Closet: Double
Ceiling: Drywall/Paint
Walls: Drywall/Paint
Floor: Carpet
Doors: Hollow wood
Electrical: 110 VAC receptacles and lighting circuits
HVAC Source: Air exchange ventilation
Smoke Detector: Hard wired with battery back up and light

Bedroom (Continued)

Significant Concern

Windows: Vinyl double hung ---- Cracked glass, A qualified glazier is recommended to evaluate and estimate repairs



1st Floor Back Bedroom

Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Closet: Double
Ceiling: Drywall/Paint
Walls: Drywall/Paint
Floor: Carpet
Doors: Hollow wood
Windows: Vinyl double hung
Electrical: 110 VAC receptacles and lighting circuits
HVAC Source: Air exchange ventilation
Smoke Detector: Hard wired with battery back up and light

Bathroom

Master Bathroom

Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional
Functional

Closet: Walk In and Large
Ceiling: Drywall/Paint
Walls: Drywall/Paint
Floor: Tile
Doors: Hollow wood
Windows: Vinyl double hung
Electrical: 110 VAC lighting circuits and receptacles on GFCI
Counter/Cabinet: Marble counter top, Wood cabinets
Sink/Basin: Molded dual bowl
Faucets/Traps: Chrome fixtures with PVC trap
Tub/Surround: Fiberglass tub and marble surround
Shower/Surround: Fiberglass pan, Glass surround and door, Marble surround in shower

Bathroom (Continued)

Functional

Toilets: Gerber 1.6 GPF

Functional

HVAC Source: Air exchange ventilation

Functional

Ventilation: Electric ventilation fan

First Floor Half Bath Half Bathroom

Functional

Closet: Linen closet located in hall outside of bathroom

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Tile

Functional

Doors: Hollow wood

Functional

Electrical: 110 VAC lighting circuits and receptacles on GFCI

Functional

Counter/Cabinet: Marble counter top, Wood cabinet

Functional

Sink/Basin: Pedestal

Functional

Faucets/Traps: Chrome fixtures with PVC trap

Functional

Toilets: Gerber 1.6 GPF

Functional

HVAC Source: Air exchange ventilation

Functional

Ventilation: Electric ventilation fan

Laundry Room/Area

1st Floor near Garage Service Door Laundry Room/Area

Functional

Ceiling: Drywall/Paint

Functional

Walls: Drywall/Paint

Functional

Floor: Tile

Functional

Doors: Hollow wood

Functional

Electrical: 110 VAC outlets and lighting circuits, 220 VAC Dryer Receptacle

Functional

Dryer Vent: Rigid metal

Functional

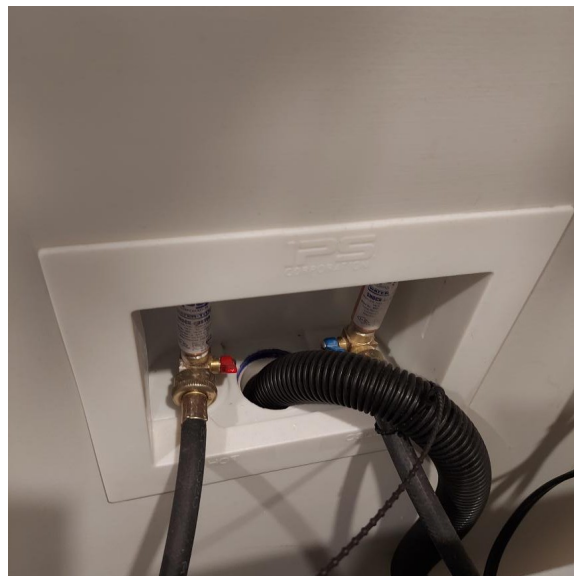
HVAC Source: Air exchange ventilation

Functional

Washer Drain: Wall mounted drain

Functional

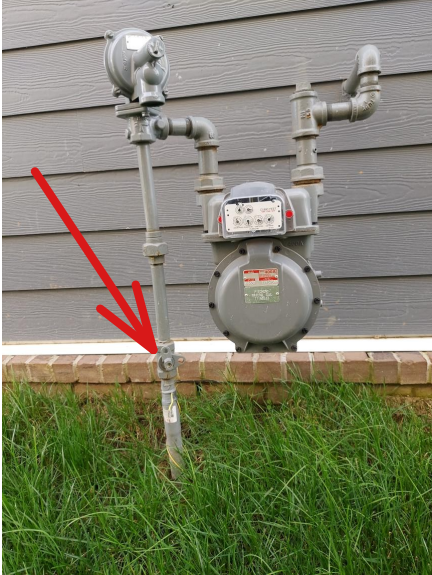
Washer Hose Bib: Gate valves



Location of Shutoff Valves & Access Panels

These locations and shutoffs are listed as a courtesy to help you locate items that may be needed and do not indicate any issue unless noted previously in the report.

Main Gas Shutoff Valve: Side of house - checked with gas detector; no leaking gas detected



Main Water Shutoff in House: Located near the Hot Water Heater.



Location of Shutoff Valves & Access Panels (Continued)

Water Pressure Regulator: Located near the Hot Water Heater.



Water Meter & Exterior Shutoff: In the front yard



Location of Shutoff Valves & Access Panels (Continued)

Main Electric Shutoff Breaker: In the Electrical Service Panel on side of house



AFCI Breakers in Panel for Bedrooms: Located in electrical panel in garage ---- Modern codes require Arc Fault Circuit Interrupters in bedrooms and many jurisdictions require them in all living spaces. These devices are located in the panel and will trip if an appliance connected to a receptacle on the circuit begins to malfunction. They can be identified by the test buttons on the breaker. If an AFCI trips it should not be reset until the cause is determined and rectified. AFCIs have been instrumental in reducing house fires.



Location of Shutoff Valves & Access Panels (Continued)

Sewer Clean-out Caps: Located at side of house.



Crawlspace Access: East side of house near the back corner



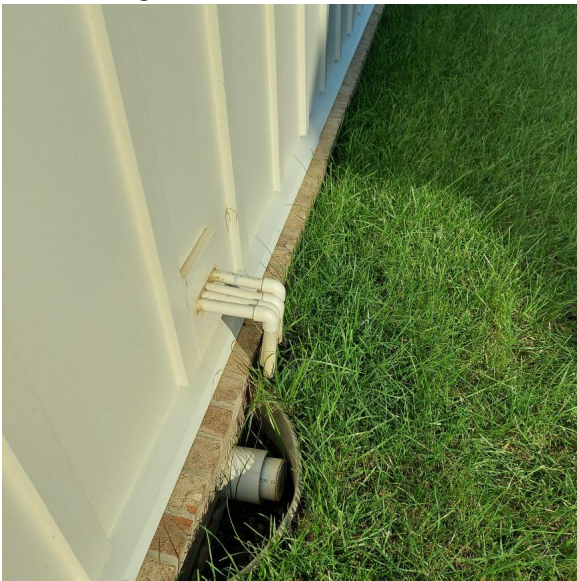
Attic Access: Drop down stairs located on 2nd floor at top of stairs.

Location of Shutoff Valves & Access Panels (Continued)

Attic Access: (continued)



Radon Mitigation Pipe: Located on the same side of the house as the gas meter. Middle Tennessee has been designated as an area that has a high likelihood of elevated radon levels. Radon is a colorless and odorless gas that causes lung cancer. It is recommended that the home be tested for the presence of radon when practical.



Location of Shutoff Valves & Access Panels (Continued)

Irrigation System Backflow Preventer: On the side of the house near the electrical service entry. This jurisdiction requires that all backflow prevention devices be certified as operational by a technician that has been approved by the local water department on an annual basis. No tag that indicated the date and condition of the last certification was present on the backflow preventer at the time of the inspection. It is recommended that the last certification be determined (possibly by contacting the installation company). It is the homeowner's responsibility to ensure that the backflow preventer is certified annually to prevent contamination of the public water supply. City inspectors can and will fine homeowners who have failed to certify.



Final Comments

All components designated for inspection in the Tennessee Home Inspector Standards of Practice are inspected, except as may be noted within this report for any items not accessible or operable. It is the goal of the inspection to put a home owner in a better position to make decisions regarding maintenance and warranty items. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

This older home has a number of minor maintenance items and a number of potential safety hazard concerns. Homeowners can choose which items to repair and when to repair them.

I have endeavored to provide you with information that will help you make an informed decision. It has been my pleasure to provide this service. Thank you!

General Suggestions for All Homeowners

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low and prevent further damage from freeze/thaw cycles. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
 2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
 3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical mildew staining from a potential mold problem.
 4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
 5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of BeSure1st Home Inspections to suggest upgrading your Electrical System to current code and standards if it is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether your system is functional or not.
- Electrical Maintenance/ What to look for:
- Check your lighting: One indicator of a potential wiring problem is if certain lights dim or brighten intermittently.
- Check circuit breakers: Use only the correct-size. Run your hands down the breakers. If they feel warm, it could be a bad breaker or could be overloaded.
- Check all electrical outlets for loose-fitting plugs: If loose, your receptacle could be worn out. Replace these as they could cause overheating and fires.
- Check your bulbs: Only use light bulbs of the correct type and wattage. Make sure bulbs are screwed in securely because loose bulbs may overheat.

If you hire an Electrician:

Only licensed electricians should handle electrical work. Ask to see the license number, check to make sure the license is current, and make sure the electrician is properly insured. Ask about permits. A permit is usually required if

Final Comments (Continued)

you're replacing a home's main electrical equipment or doing a significant amount of rewiring. Working on an electrical system is a lot more dangerous than it appears. It's best to have a licensed contractor come in before tackling it yourself, unless, of course, you are one.

Don't scrimp on your electrician. Shoddy electrical work can literally kill you. Hire only qualified, reputable electricians who have the paperwork to back up their credentials.

For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.

6. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. BeSure1st Home Inspections will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because a licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.

7. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.

8. For homes that have a hot water heater with a tank; this does not apply to tankless/on-demand water heaters: Every 6 months or at least once a year drain a few gallons of water from your Hot Water Heater. Sediment builds up over time and can reduce the efficiency and life span of the unit. Getting rid of the sediment will prolong the life and maintain the efficiency of your Hot Water Heater. There are shut-off valves and hose attachment points on the red and blue pipes below the unit where you will attach a hose.

9. Periodically check the sealant covering the nail heads on step flashing and the roof caps. A good way to do this is to check from a second story window that overlooks a roof section. Anytime a wall meets a roof there should be flashing. Be sure to check your roof after a big storm. Look for loose shingles, broken shingles in the yard, loose ridge vents and anything that doesn't look right. Your homeowners insurance likely covers hail damage, too. Call your insurance company and have a qualified roofing contractor look it over. Roof leaks can be very damaging and costly. Catch them early.

Minor Concern Summary

Lots and Grounds

Walks: Concrete. The walkway has settled and a section of concrete has lifted, presenting a small trip hazard of about 1 inch. This may or may not get worse but based on what was observed at the brick steps it should be monitored. If it worsens I recommend a qualified contractor stabilize it. Several options are available, such as foam jacking.



Exterior

All Sides unless noted in comment Exterior Surface Type: Vinyl siding ---- Holes in the vinyl siding were observed. This type of damage typically occurs when the mower propels small rocks. The breaks in the siding can allow water intrusion behind the siding and has the potential for inducing rot or mold issues. Bees have also been known to nest their hives in such places. The repairs to the siding can be effected by the client by sealing with a backing of spray foam and a top coating of silicone sealant. This suggested repair may not be considered permanent and it is recommended that a qualified contractor be consulted for repairs or replacement of the broken siding.



Minor Concern Summary (Continued)

Roof

- Rear of house Chimney Chimney

Flashing: Rubberized asphalt ---- Deteriorating sealant. Needs to be resealed to prevent the potential of future leaks.



Crawl Space

Crawl Space Insulation: Fiberglass ---- This is a periodic maintenance item. Over time fiberglass insulation that is suspended between floor joists can sag or fall. It is a simple matter to affix sagging insulation. Large hardware outlets sell flexible wire rods that are cut to length and are wedged between the joists to support the insulation. This should be checked once a year.



Minor Concern Summary (Continued)

HVAC System

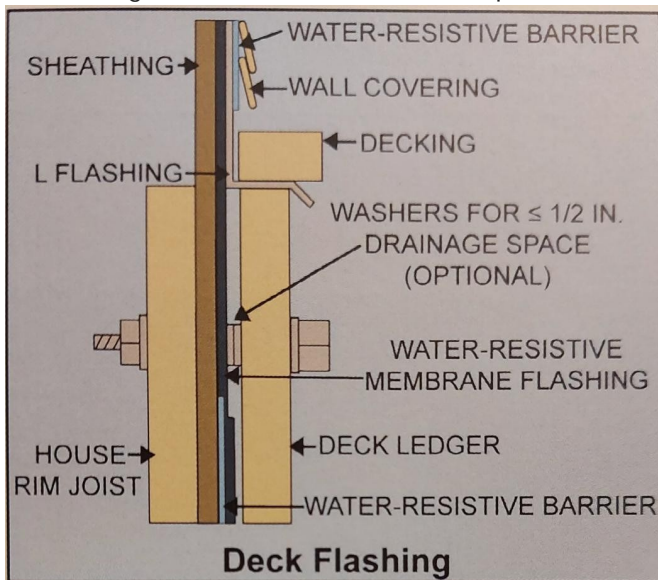
Back of House AC System Refrigerant Lines: Insulation on pressure lines ---- Deteriorating insulation on the refrigerant lines can reduce the efficiency and has the potential of freezing. It is recommended that the refrigerant line insulation be replaced.



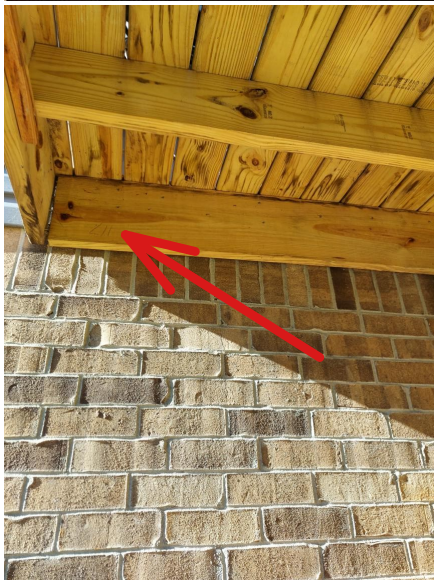
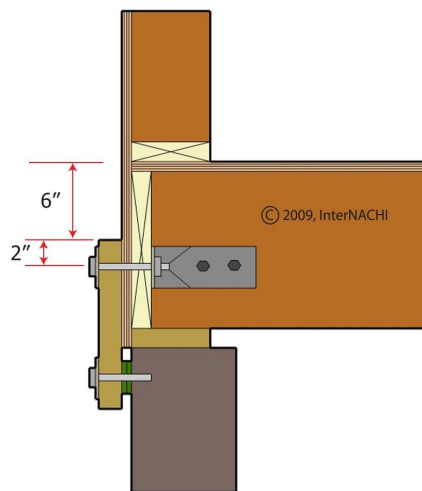
Significant Concern Summary

Lots and Grounds

Deck: Treated wood ---- The deck was improperly attached to the home. Decks are required to be bolted to the home and the bolts are required to have washers. The International Residential Code requires the ledger board to be attached to the house with 1/2 inch by 4 inch lag bolts with washers. The top of the ledger board should be protected with a metal drip edge. This deck does not meet that standard and may become unstable with heavy loading. It is recommended that a qualified tradesman provide a solution that meets the requirements.



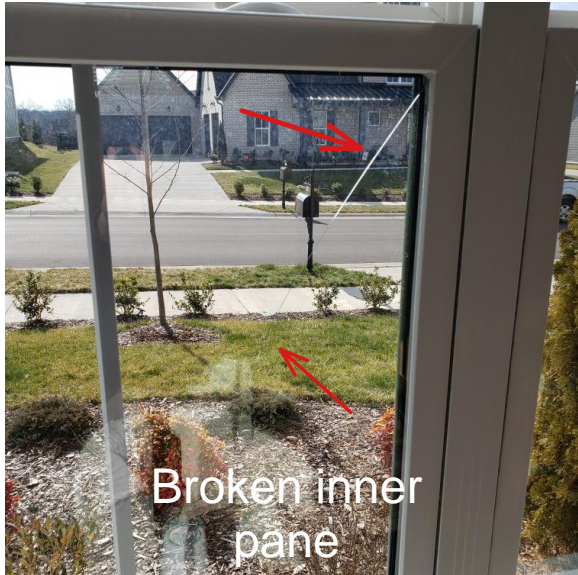
Deck Ledger to House Connection



Significant Concern Summary (Continued)

Bedroom

1st Floor Front Bedroom Windows: Vinyl double hung ---- Cracked glass, A qualified glazier is recommended to evaluate and estimate repairs



Potential Safety Hazard Summary

Lots and Grounds

Front Porch: Bricks and concrete. The porch elevation was more than thirty inches from the grade. The International Residential Code, which this jurisdiction adheres to, requires handrails for steps and porches that are more than 30 inches higher than grade. They are required to have no more than a four inch separation between the balusters which is a safety feature to prevent small children from becoming trapped between the balusters and to provide pedestrian stability during use. The TN Standards of Practice for Home Inspections requires that missing handrails be noted in the Home Inspection Report as a potential safety hazard. The inspector recommends that a qualified contractor install a handrail on the porch steps.



Steps to Front Porch: Brick ---- The brick steps were built on top of the sidewalk which appears to have settled. The tread of the top step has displaced downward on the right side about four inches. This has increased the height of the top riser to about 10 inches and presents a non-standard step which could be a potential tripping hazard. Also, steps of this height should have a railing with a grippable handrail and balusters spaced no more than four inches apart. It is recommended that a qualified contractor install a set of handrails on the steps.

Lots and Grounds (Continued)



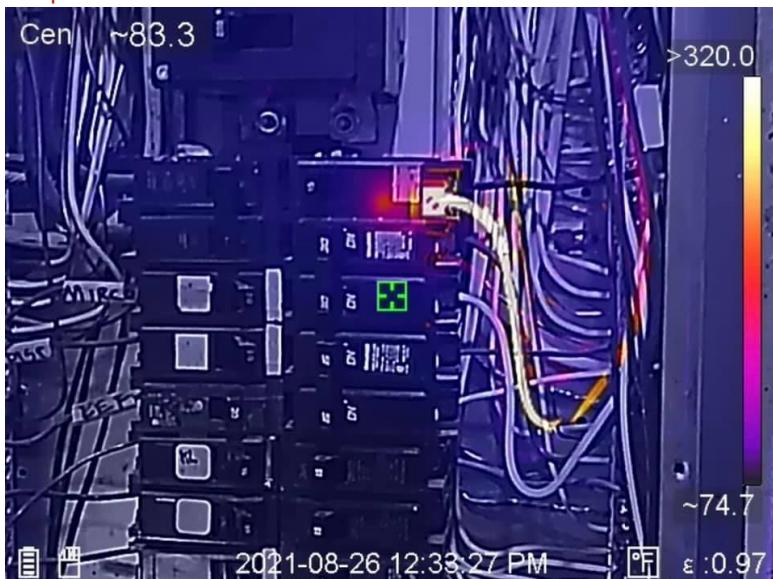
Deck Handrails: Treated Wood ---- An acceptable handrail was not observed. The International Residential Code does not consider 2x6 or 2x4 boards to be acceptable handrails. Handrails should be shaped so that they can be gripped. It is recommended that a qualified contractor install an acceptable handrail.

Lots and Grounds (Continued)



Electrical

Garage Electric Panel Breakers: Copper ---- While scanning the electrical panel with my Infrared Thermal Imaging Camera I observed a breaker that was overheating. This would not have been observed without the use of an IR camera. The temperature was 320 F. Due to the possible safety issues I deactivated this breaker. This is a potential electrical fire hazard. I recommend that a licensed electrician further evaluate and affect repairs.



Potential Safety Hazard Summary (Continued)

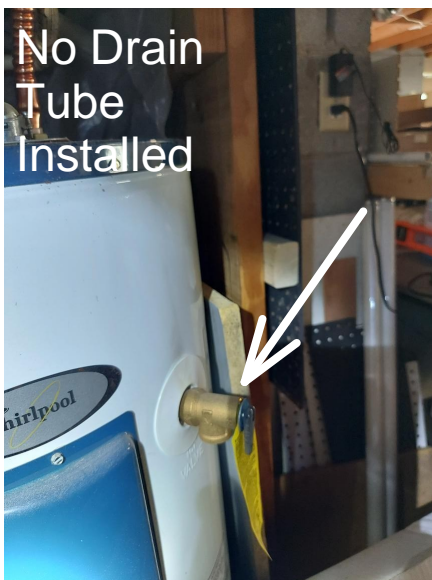
Attic

Entry at top of stairs on second floor Attic Wiring/Lighting: 110 VAC and lighting circuit ---- Open junction boxes, Exposed wire splices



Plumbing

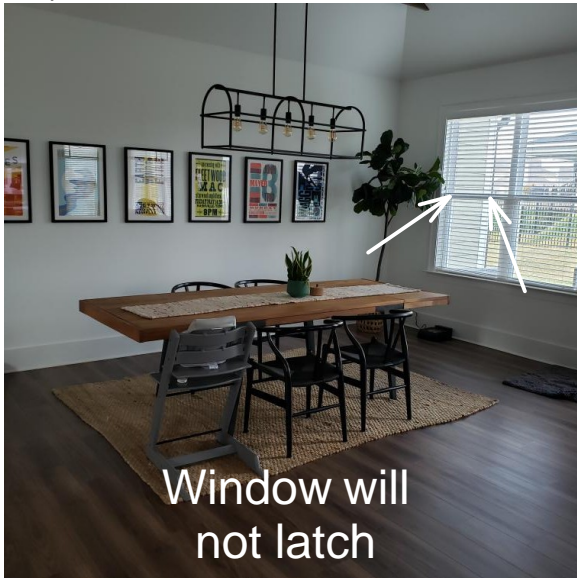
Garage Water Heater Drain Tube Not installed ---- Drain tube is missing. Drain tubes on the Temperature/pressure relief valve direct hot water to the floor if the TPR activates due to high pressure or temperature in the tank. This is designed to prevent explosions of the tank and by directing the water to the floor the likelihood of scalding is reduced when the system's problem is being investigated or shut down. It is recommended that a qualified contractor install a drain tube in accordance with best practices and code requirements.



Potential Safety Hazard Summary (Continued)

Living Space

Dining Area Living Space Windows: Vinyl double hung ---- The locks do not align and will not lock. This is a security issue. Doors and windows of a home should be lockable to prevent break-ins. It is recommended that a professional window installer assess and repair.



Not Present Summary

Lots and Grounds

Fences and Gates: Not Present

Attic

Entry at top of stairs on second floor Attic Attic Fan: Not Present