



# INSPECTOR CLUSEAU'S HOME INSPECTION SERVICE

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<http://www.inspector-cluseau.com>



## INSPECTION REPORT

1234 Main St.  
Loudon TN 37774

Buyer Name

08/28/2018 9:00AM



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Dusty Jameson

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# 1: INSPECTION DETAILS

## Information

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### Residential Pre-Purchase Inspection

This is a **VISUAL** inspection only. The scope of this inspection is to verify proper performance of the homes major systems, we do not verify proper design. The following items reflect the condition of the home and its systems at the time and date the inspection was performed. Conditions of an occupied home (and its systems) can and do change after the inspection is performed (i.e. leaks can occur beneath sinks, the water may run at toilets, the walls, doors, and flooring, may be damaged during moving, the kitchen sink disposal may get jammed, the dishwasher may leak, etc.).

The furnishings, personal items, and/or systems of the home are not dismantled or moved. A 3 - 4 hour inspection is not equal to "live-in exposure" and will not discover all concerns with the home. Unless stated in writing, we will only inspect/comment on the following systems: Electrical, Heating/cooling, Appliances, Plumbing, Roof and Attic, Exterior, Grounds, and the Foundation. NOTE: This inspection is not a warranty or insurance policy. The limit of liability of Inspector Cluseaus Home Inspection Service, Inc. and its employees, officers, etc. does not extend beyond the day the inspection was performed.

Cosmetic items (i.e. peeling/falling wall paper, scuffs on the walls, floor coverings, nail holes, normal wear and tear that is common in an occupied home, etc.) are not a part of this inspection. In addition, we do not inspect for fungus, rodents, or insects, of any type.

Although every effort is made to inspect/access all systems, it is not possible to describe every defect within the home. Various areas of the home may be inaccessible/not visible due to furniture and/or storage. Due to this, the home should be carefully reviewed during your final walk-thru as the home should be vacant and clear of obstruction. This is your opportunity to assure that no new concerns have occurred since the date of this inspection, that all requested repairs have been completed, and to verify that all systems are in proper, working condition (i.e. the plumbing system, appliances, electrical system, heating/cooling systems, etc.). NOTE: Please contact the office immediately if you suspect or discover any concerns during the final walk-thru (865-691-6158).

Home inspectors are generalist, who report on readily visible issues/concerns with a home. Inspectors do not provide methods or estimates of repairs and because inspectors are generalist, it is their duty to recommend further review by licensed specialist, contractors, etc. to allow you the opportunity to get a detailed review of any item noted in this report that you deem to be a concern. Should a repair method be provided, correction of the condition is not guaranteed. We recommend methods of correction, estimates, and repairs be performed by qualified, licensed contractors, or specialty trades people that you personally contact to assure the concerns are properly reviewed and corrected. In listing a possible method of correction, the inspector is not offering any opinion as to who should take responsibility for addressing any of these concerns. It is our recommended that you consult with your Real Estate Professional, Attorney, and/or Contractor for further advice with regards to any of the items/concerns listed in this report.

Although this report may identify products involved in class action lawsuits and/or recalled by the products manufacturer, this report will/may not identify ALL products. NOTE: There are numerous products involved in manufacturer recalls and/or class action law suits. Identifying products involved in manufacturer recalls or a class action lawsuit is NOT a requirement for Tennessee licensed Home Inspectors. You should seek the service of a qualified consulting company experienced in identifying manufacturer recalls and/or products involved in class action lawsuits.

For a fee, we will inspect all item/s requested for correction/repair to assure the item/s have been properly addressed. Please contact the office to schedule this service.

This inspection report and all information contained within is the sole property of the client/s named in this report and is not to be shared/passed on without the owners consent. Doing so may result in legal action.

### Standards Of Practice

This inspection complies with the code of ethics and standards of practice as required by The State of Tennessee Home Inspectors Licensing Board and the American Society of Home Inspectors. Links to these standards are listed below.

[Tennessee Home Inspector Licensing Board Standards of Practice.](#)

[ASHI Standards of Practice](#)

## Inspection Categories

This report contains three different categories of concerns that are noted during the inspection.

**Regardless of the category, all of the items should be reviewed by qualified professionals.**

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

### Low Level Repair

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes, repairs appear to be in-expensive to address and are likely to be uncomplicated, etc.

### Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, may require additional repairs that are not visible, etc.

### Special Attention

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and / or safety may be at risk, a system may be not-operable, etc.

## Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lessor skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

## Due Diligence

**Some repairs may be complex and there may be additional concerns that cannot be seen or discovered during this inspection. Therefor. I highly recommend ALL of the following items to be addressed or reviewed further by licensed contractors or repair professionals PRIOR to the purchase of the home so that you will be fully aware of the depth of repair for each particular concern.**

## Approximate Age of Structure

13 Years

## Type of Building

Two Story

## In Attendance

Client, Dusty Jameson, Trey Utter

## Occupancy

Occupied

## Weather Conditions

Cloudy, Temp: 80-90

# 2: EXTERIOR

## Information

### General: Description of Exterior Inspection

Orientation comments in this report will be given as if facing the front of the house from the street (front, left, right, and rear) unless otherwise specified.



#### Surfaces: Siding Material

Hardie Board, Wood

#### Exterior Doors: Condition

Normal Condition For Age

#### Deck: Condition

Concerns

#### Porch: Condition

Normal Condition For Age

## Concerns

### 2.2.1 Surfaces

#### SURFACE BLEMISHES

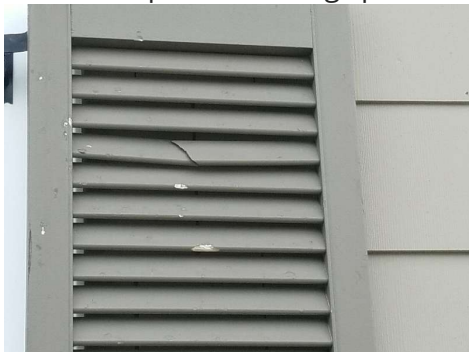
VARIOUS LOCATIONS



There are blemishes in the surface at several areas around the home (primarily on the front wall - west side facing directional weather). The blemishes are in the surface of the shutters and trim pieces. Wood surfaces should be repaired and painted to discourage deterioration. The blemishes on the trim pieces are mainly aesthetic and can be replaced as desired.

#### Recommendation

Contact a qualified siding specialist.





### 2.4.1 Exterior Doors

## WEAK STAIN ON DOORS

### FRONT EXTERIOR DOORS



The stain is weak on the front exterior doors. This is normal to occur, especially for doors facing west and exposed to sunlight. The doors can be re-stained as desired.

#### Recommendation

Contact a qualified painter.



### 2.5.1 Deck

## MISCELLANEOUS DECK CONCERNS

### DECK



There were some concerns with the deck that are primarily aesthetic concerns and do not affect functionality.

- The trim board along the outer perimeter of the deck is weathered. Re-painting the board can help to discourage deterioration.
- Some of the rails are scuffed (caused by pet/s).
- The surface is not level along the outer edge. There were visible issues with the framing below the outer end.

These items do not affect functionality or integrity and can be repaired or addressed as desired.

#### Recommendation

Contact a qualified deck contractor.



2.5.2 Deck

**LEDGER NOT BOLTED**

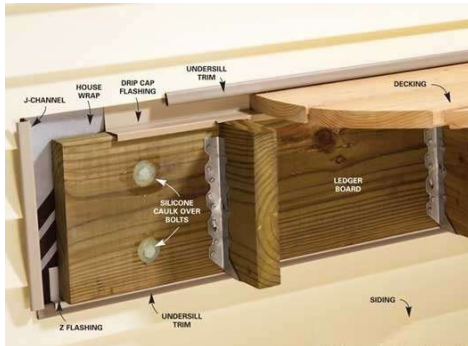
DECK



There were no visible bolts attaching the deck ledger to the home. Consult with a reputable deck company to add bolts to the ledger board where attached to the home for best integrity.

Recommendation

Contact a qualified deck contractor.





## 3: GARAGE

### Information

#### General: General Photos



#### General: Accessibility

Some Storage Present, Mostly Accessible

#### Overhead Door: Description

Metal, Motorized, Operated

#### Walls, Ceiling, & Slab: Condition of Walls and Ceilings

Normal Condition For Age, Repairs Performed

#### Walls, Ceiling, & Slab: Condition of Concrete Slab

Normal Condition For Age

#### Interior Door: Interior Door Condition

Good

### Limitations

General

#### STORAGE PRESENT RESTRICTING VISIBILITY

There is storage present that restricts visibility of some areas.

### Concerns

3.2.1 Overhead Door

#### DOOR PANEL BENT AND LOCK ARM IS LOOSE

RIGHT HAND GARAGE DOOR

The right hand garage door is bent (bottom panel). This does not affect functionality of the door. The panel can be replaced as desired.

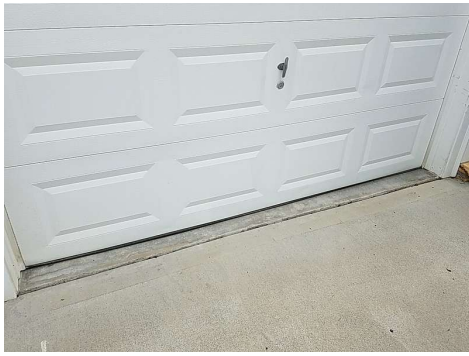
In addition, the lock bar is disconnected on the left door. The lock mechanism should be adjusted so that the bar is properly secured.

Recommendation

Contact a qualified garage door contractor.



Concern



## 4: GROUNDS

### Information

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#### Walkways and Driveways: Driveway Condition

Normal Condition for Age,  
Common Cracking

#### Walkways and Driveways: Walkway Condition

Normal Condition for Age,  
Common Cracking

#### Walkways and Driveways: Common Settlement Cracks

Settlement cracks are common to occur and typically are not a reflection of a significant concern. I recommend keeping all cracks sealed to discourage water entry and further cracking and deterioration.



#### Grading and Drainage: Grading Conditions

Concerns

#### Grading and Drainage: Discharge Ends Not Located

The discharge ends of all downspouts were not located. NOTE: the ends of the pipes should be free from obstruction to ensure proper drainage.

#### Patio: Patio Condition

Concerns

#### Vegetation: Maintenance

All trees, shrubs, and vines should be kept clear from the sides of the home and it's components.

### Limitations

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General

#### GENERAL LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

### Concerns

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## 4.3.1 Stairs and Railings

**CONCERNS AT STONE STAIRS**

## FRONT PORCHES



Concern

Some of the stones are loose at the porches on the front of the home. In addition, there are cracks in the mortar between the stones at various locations. All loose stones should be properly secured and any open joints in the mortar should be sealed to discourage further deterioration.

## Recommendation

Contact a qualified masonry professional.



## 4.4.1 Grading and Drainage

**NEGATIVE GRADING**

## RIGHT SIDE AND FRONT LEFT

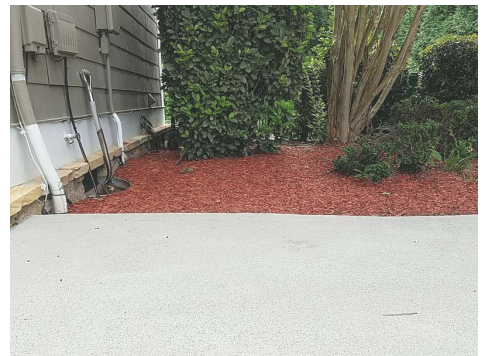


Concern

Areas of the soil do not maintain proper slope away from the foundation. This could allow surface water to flow towards the foundation. All areas of the soil around the home should slope away from the foundation to encourage proper drainage away from the structure. If proper grading cannot be achieved, alternative means of drainage may be necessary (surface drain, french drain, etc.).

## Recommendation

Contact a qualified grading contractor.



## 4.5.1 Patio

**LOOSE PAVERS**

## REAR LAWN



Concern

Some of the pavers are loose along the edge of the patio. This is a potential trip hazard. I recommend all pavers be properly secured.

## Recommendation

Contact a qualified general contractor.



4.7.1 Fence

 Low Level Concern

**DAMAGE TO FENCE BOARDS**

PRIVACY FENCE AROUND HVAC EQUIPMENT

Some of the boards are beginning to rot on the privacy fence around the HVAC equipment. The boards can be repaired or replaced as necessary.

Recommendation

Contact a qualified handyman.



4.7.2 Fence

 Concern

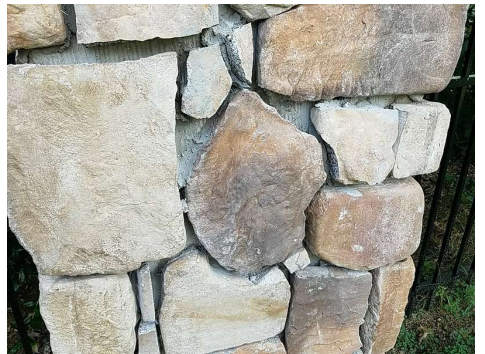
**LOOSE STONES ON COLUMNS**

REAR LAWN

The stonework is incomplete on the columns for the fence. Some of the stones have come loose and there is no mortar between the stones.

Recommendation

Contact a qualified masonry professional.



## 5: ELECTRICAL

### Information

#### Service Entrance : Electrical Service Conductors

Below Ground, Aluminum

#### Service Entrance : Meter Location

Right Side

#### Service Entrance : Main Disconnect Location

At Main Panel Box

#### Service Entrance : Grounding Source

Ground Stake

#### Distribution Panel: Photos



#### Distribution Panel: Main Panel Details

Breakers, 200 Amps, Brand: Square D

Dead-front covers are removed for inspection of the wiring unless otherwise noted in this report.

#### Branch Wiring: Branch Wiring Type

Copper, Romex

#### Fixtures: Receptacles

Three Prong (Grounded)

Accessible receptacles were spot tested.

#### GFCI & AFCI: Details

Accessible Test Buttons Were Responsive

#### Smoke Detectors: Details

Test Buttons Responsive,  
Concerns

### Concerns

#### 5.2.1 Service Entrance

#### CONDUIT DISCONNECTED FROM METER

RIGHT SIDE

The conduit around the incoming electrical line has come disconnected at the bottom of the meter base.

Recommendation

Contact a qualified electrical contractor.





## 5.3.1 Distribution Panel

**DOUBLE TAPPED NEUTRAL**

MAIN PANEL BOX IN GARAGE



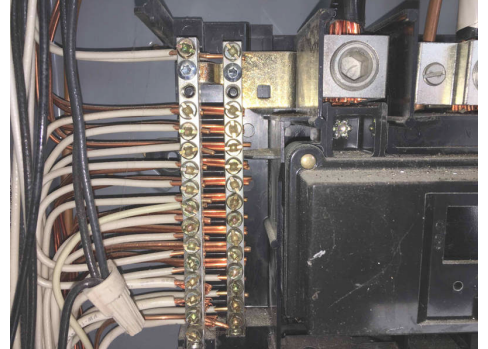
The electrical panel has neutral wires present that are sharing a terminal with other wires. Grounded (neutral) conductors are to be isolated (not sharing a terminal with any other conductor).

This item does not affect functionality of the system and can be repaired as necessary (in context with other electrical repairs that may be performed).

[Click here](#) for further information regarding this item.

Recommendation

Contact a qualified electrical contractor.



## 5.4.1 Branch Wiring

**EXTERIOR WIRE NOT IN CONDUIT**

BELOW THE DECK



The wire at the listed location is not contained in conduit. This may result in damage to the wire and is a potential shock hazard if the wire is damaged. I recommend all exterior wires be contained in protective conduit.

Recommendation

Contact a qualified electrical contractor.



## 5.5.1 Fixtures

**COVER PLATES DAMAGED**

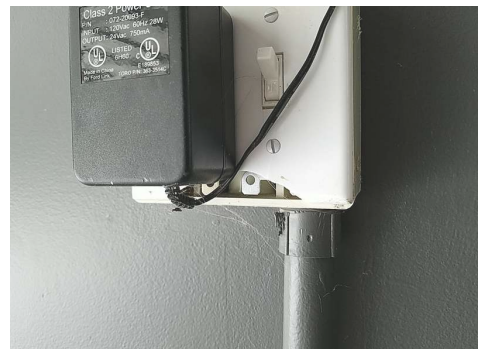
GARAGE



Cracked / broken cover plates were observed on the electrical fixtures. NOTE: I recommend replacing damaged covers.

Recommendation

Contact a qualified handyman.



## 5.5.2 Fixtures



Concern

**LIGHT FIXTURE LOOSE**

## UPPER LEVEL STORAGE AREA

The light fixture is loose / not properly secured at the listed location. Necessary repairs should be performed to secure the light.

## Recommendation

Contact a qualified handyman.

## 5.5.3 Fixtures



Low Level Concern

**LIGHT NOT WORKING PROPERLY**

## GUEST BEDROOM CLOSET

The fluorescent lights in the guest bedroom closet and garage are not working. I suspect the bulb or the ballast is bad and should be replaced.

In addition, the cover has been removed from one of the lights in the garage and the cover is broken on the other light in the garage. The covers can be replaced.

## Recommendation

Contact a qualified handyman.



## 5.7.1 Smoke Detectors



Concern

**NOT SECURED PROPERLY**

## FRONT BEDROOM AND LOFT

The smoke detector at the listed location is not properly secured into place. All detectors should be secured to the wall or ceiling and should be functional.

## Recommendation

Contact a qualified handyman.





## 6: APPLIANCES

### Information

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#### General: Details

Operated

The appliances that are present are operated / inspected using normal operation controls and are tested for basic function only. Notable deficiencies will be listed in this report.



#### Dishwasher: Details

Operated

#### Cooktop and Oven: Cooktop Details

Energy Source: Gas, Operated

#### Cooktop and Oven: Oven Details

Not Present, Energy Source: Electric, Operated

#### Refrigerator: Details

Operated at Time of Inspection, Icemaker Present, Water Dispenser Present

#### Garbage Disposal: Details

Operated

#### Microwave: Details

Built-In

#### Ventilation: Details

Downdraft

#### Washer and Dryer: Dryer Vent Details

Metal (Flex), Metal

# 7: PLUMBING

## Information

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### General: Water Supply Source

Local Municipality

### General: Waste Water Disposal Source

The source of the waste water disposal was not verified as a part of this inspection. Verification of the waste water system should be obtained from the current owner.

### Waste Piping and Drain System: Material

PVC

Visible types of piping serving the waste system (drains, traps, vents, etc.).

### Water Supply Piping: Main Shut Off Valve

Pressure Regulating Valve  
Present, Location: Crawlspace

### Water Supply Piping: Water Pressure

50-60PSI

Water pressure is recommended to be between 40-80 PSI.



### Water Supply Piping: Material

Copper, Pex

Listed above are the types of supply piping that were visible at the time of this inspection. Not all of the piping is visible during an inspection. Piping that was not visible cannot be commented on and is excluded from this report.

### Water Supply Piping: Water Softener

garage

The water softener system in the garage is no longer connected to the plumbing system and is not in service. Consult with the owner to inquire if the system is intended to be removed prior to closing.



## Water Heater: Description

Energy Source: Gas, Gallons: 75, Nearing Average Life Expectancy, Age: 12-14

NOTE: common life expectancy for water heaters is 10-15 years for most units.



## Water Heater: Nearing or Past Average Life Expectancy

The unit is nearing or has exceeded average life expectancy.

### Kitchen Sink: Details

Not Operated

### Jacuzzi Tub: Details

Operated: Yes, Access Panel Not Located

### Utility Sink: Location

Laundry Room

## Limitations

### General

#### EMERGENCY OVERFLOW TESTING

The emergency overflow drains are not a part of the standards of practice and were not tested during this inspection. Care should be exercised in filling tubs and sinks to not allow water into the overflow. While they will likely drain away most of the water, some amount of leaking around the gaskets may occur. You can have a plumber to check the gaskets and repair if this is of concern to you.

### General

#### FUNCTIONAL DRAIN TESTING

A large amount of water was operated during the inspection as a part of testing the piping, fixtures, and the waste drainage system. A portion of the drainage piping is below the ground and is not fully visible without the use of a sewer scope system (which is not a part of this inspection). A sewer scope inspection can reveal issues with the waste piping below the soil that may have not been visible during the inspection. Readily visible issues with the drainage system will be listed in the report. If you wish to have a more invasive inspection of the waste piping that is not visible, you are advised to contact a reputable plumbing company to have the piping scoped.

### General

#### TESTING OF THE WATER SUPPLY

Plumbing fixtures are operating simultaneously in effort to mimic normal living conditions. While testing during the inspection is thorough, it is not possible to recreate all of the conditions that will be present in an occupied home. Water pressure and flow may fluctuate at certain times of the day. In addition, hot water may be delayed in reaching some fixtures in the home. If there are indications of these concerns during the inspection, they will be noted in the report. However, for most occasions it is not possible to detect these items during an inspection.

## Water Supply Piping

### WATER SUPPLY VALVE OPERATION

Water supply and shut-off valves were not turned on or off during this inspection unless otherwise noted. Turning valves on that were previously turned off is not part of the standards of practice, as mentioned in your inspection contract.

## Concerns

### 7.3.1 Water Supply Piping

#### CORROSION ON PIPING

MAIN INCOMING LINE IN THE CRAWLSPACE (BELOW THE POCKET KITCHEN)

There is corrosion on the water piping at the listed location. The affected pipe should be replaced to ensure prevent undetected leaks.

Recommendation

Contact a qualified plumbing contractor.



### 7.5.1 Kitchen Sink

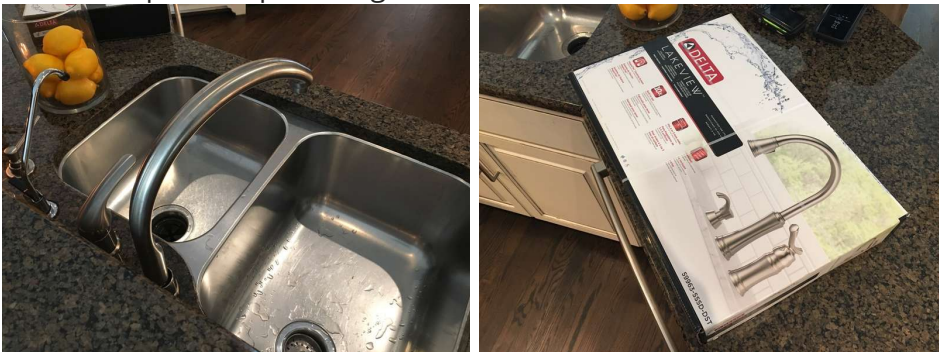
#### FAUCET TO BE REPLACED

KITCHEN SINK

The kitchen sink faucet is broken. A new faucet is intended to be installed prior to closing.

Recommendation

Contact a qualified plumbing contractor.



## 7.6.1 Bathrooms

**TOILET LOOSE / NOT SECURED**

## UPPER LEVEL BATHROOMS

The toilet is not secured tightly to the floor at the listed location. This raises potential for leaks at the seal. Necessary repairs should be made to secure the toilet and ensure there are no leaks or underlying concerns.

## Recommendation

Contact a qualified plumbing contractor.



## 7.6.2 Bathrooms

**TOILET - WATER RUNS**

## UPPER LEVEL BATHROOM (REAR)

The water continuously runs at the toilet at the listed location. The internal components will need to be repaired / replaced.

## Recommendation

Contact a qualified plumbing contractor.



## 7.9.1 Jacuzzi Tub

**NO ACCESS PANEL LOCATED**

## MASTER BATHROOM

There was no access panel located for the Jacuzzi tub motor. There should be access to the motor for servicing and maintenance.

## Recommendation

Contact a qualified professional.



## 8: INTERIOR

### Information

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#### General: Cosmetic Concerns

Cosmetic concerns are not a part of this inspection. If there is a cosmetic concern noted in this report, it will be listed as such and will be noted as an informative item only.

#### Doors: Condition

Common for the Age, Some need adjustment

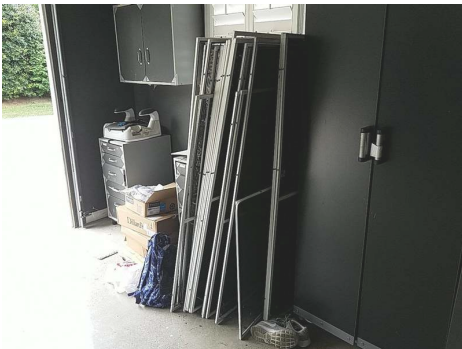
#### Windows: Description

Double Pane

Accessible windows are spot checked for functionality. Windows that are not accessible cannot be fully commented on. Notable deficiencies will be listed in this report.

#### Windows: Screens Not Installed

There are no screens installed on various windows. NOTE: the screens are installed in the garage.



#### Walls and Ceilings: Settlement Cracks, Nail Pops, and/or Loose Tape Joints

There were settlement cracks, nail pops, and loose tape joints in the drywall at various walls and ceilings. The cracks, loose tape joints, and nail pops, are common to occur due to normal settling and/or to the expansion and contraction that occurs when heating and cooling the home.



#### Walls and Ceilings: Walls and Ceilings Normal Condition for Age

The walls and ceilings were in normal condition for the age (accounting for normal wear-and-tear that is common in an occupied home).

**Walls and Ceilings: Cosmetic Item**

Upper Level Bedroom

There is a stain on the ceiling in the rear guest bedroom. This appears to be a surface stain and is not an indication of any previous leak or concern. The stain can be cleaned / removed and the ceiling re-painted as necessary.



**Steps, Stairways & Railings: Stair**   **Countertops & Cabinets:**

**and Railing Description**

**Description**

Common Design for Age

Concerns

**Limitations**

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Windows

**BLINDS, SHADES, AND SHUTTERS**

The condition and functionality of blinds, shades, and shutters are not a requirement of this report according to the State of Tennessee Licensing Board and will generally not be commented on.

**Concerns**

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8.2.1 Doors



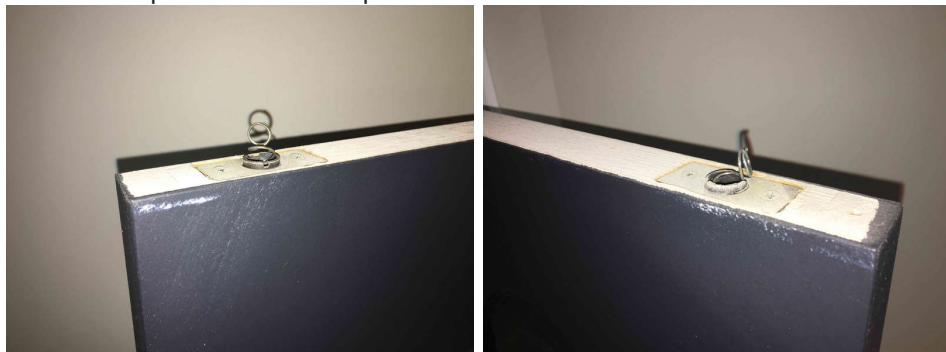
**BALL CATCH BROKEN**

MASTER BATH

The ball hinge is broken on the door in the master bathroom. The hinge will need to be repaired / replaced.

Recommendation

Contact a qualified door repair/installation contractor.





8.2.2 Doors

 Low Level Concern

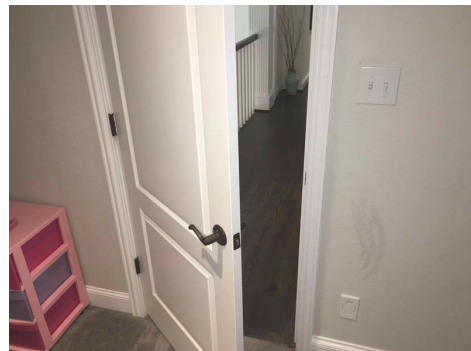
**DOOR ADJUSTMENTS**

VARIOUS LOCATIONS

There are various doors that need to be adjusted (doors rub casings, do no latch, etc.). This typically requires adjustments with the hinges.

Recommendation

Contact a qualified handyman.



8.5.1 Floors

 Low Level Concern

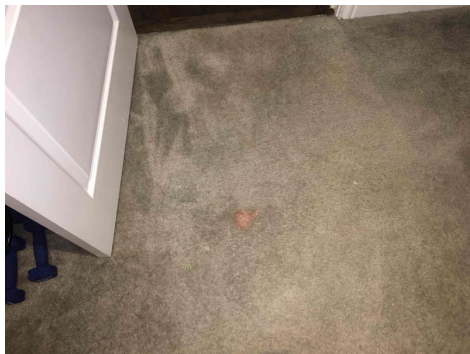
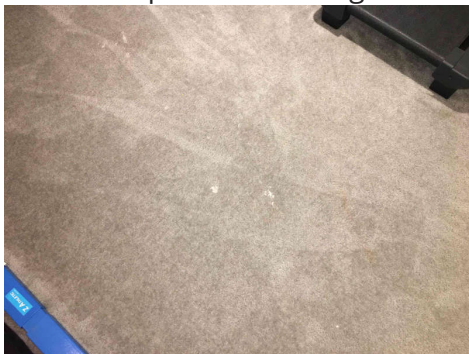
**CARPET STAINS**

VARIOUS LOCATIONS

The carpet is stained at various locations. The carpet can be cleaned or replaced as desired. NOTE: Some stains may not be able to be removed.

Recommendation

Contact a qualified flooring contractor



8.7.1 Countertops & Cabinets

 Concern

**COUNTER TOP NOT SECURED**

KITCHEN

The counter top is not secured to the cabinet above the dishwasher. The counter should be properly secured.

Recommendation

Contact a qualified countertop contractor.



# 9: HEATING AND COOLING

## Information

### Central System: General Inspection Details

Inspection of heating and cooling systems typically includes visual examination of readily observable components for adequate condition and system testing for proper operation using normal controls. This inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies.

### Central System: Main Level System

Heat Working, Cooling Working, Thermostat: Hall

**Unit Brand:** Rheem / **Age (Years):** 1-2 / **Tons:** 3

NOTE: the age listed is approximated based on the dates listed on the manufacturer's label on the unit. The average life expectancy for heating and cooling equipment is 10-15 years for most systems.



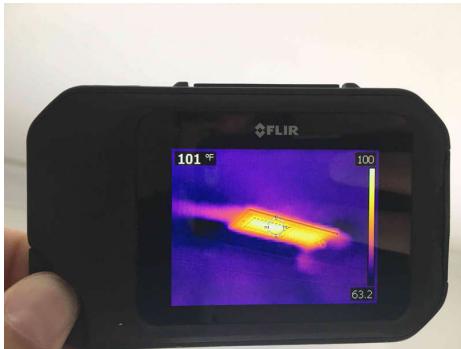
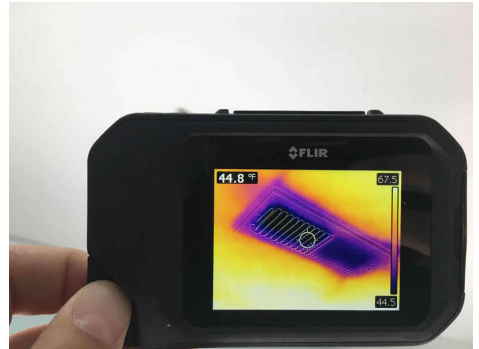
**Central System: Upper Level System**

Heat Working, Cooling Working, Thermostat: Hall, Refrigerant: R22

**Air Handler:** Location: Attic / **Brand:** Lennox / **Age (Years):** 12-13

**Compressor:** Brand: Lennox / **Age (Years):** 12-13 / **Tons:** 3

NOTE: the ages listed are approximated based on the dates listed on the manufacturer's label on the unit. The average life expectancy for heating and cooling equipment is 10-15 years for most systems.



**Central System: Component Nearing or Exceeded Life Expectancy**

Common life expectancy for most HVAC systems and components is 10-15 years. There are components present that are nearing or have past the average service life. Notable deficiencies will be listed in this report. I recommend obtaining a home warranty for all components that are nearing or have past their average life along with budgeting for repairs or replacement.

**Central System: R22 Refrigerant**

upper level system

The unit was charged with R-22 refrigerant. This gas is becoming scarce because the US has agreed to phase out the production, import, and use of this refrigerant. Manufacturers are also beginning to ration the amount of R-22 refrigerant being sold to HVAC contractors and if there are refrigerant leaks, it will may be expensive to recharge the system. Consult with a reputable HVAC company for further information regarding R-22 refrigerant. Also view information released from the EPA at this link: [Click Here](#).

**Ducts: Duct Material**

Insulated, Sheet Metal, Flex

**Ducts: Filter**

Main Hall

**Fireplace: Description**

Fuel: Wood, Type: Vented, Vent Location: Chimney, Functionality: Appears Normal, Flue Visibility Limited

**Fireplace: Wood Burning Functionality Appears Normal**

The wood burning fireplace appears to function properly. There were no visible signs of drafting concerns or improper function.

I recommend having the fireplace and flue cleaned by a professional chimney sweeps company annually.

## Gas Service and Piping: Meter

### Location

Left

The gas service can be turned off at the valve located at the meter.

## Limitations

Central System

### HEAT EXCHANGER LIMITED INSPECTION

Inspection of the heat exchanger is limited. Much of the burners/exchanger is restricted from view without dismantling of the unit. Dismantling the unit is not part of a home inspection.

Fireplace

### FLUE VISIBILITY LIMITED

The visibility of the flue is limited. Only the visible sections of the flue can be commented on.

## Concerns

9.2.1 Central System



Concern

### CONDENSATE DRAIN CONCERN

ATTIC

The condensate drain tube is connected to the plumbing vent pipe in the attic. The tube is kinked where connected into the vent pipe, which raises concern for the line to clog and crack. In addition, the drain tube does not have a proper fitting where attached to the vent pipe.

Contact a reputable plumbing company to make necessary repairs to the piping for best functionality and to prevent future concern.

Recommendation

Contact a qualified plumbing contractor.



9.3.1 Ducts



Concern

### DUCT INSULATION IS LOOSE / TORN

ATTIC AND ONE AREA OF THE CRAWLSPACE

The insulation is loose / torn on sections of the air ducts at the listed locations. The insulation on the ducts should be repaired.

Recommendation

Contact a qualified HVAC professional.



#### 9.4.1 Fireplace

### RECOMMEND CLEANING

#### FIREPLACE

I recommend having the fireplace flue professionally cleaned / swept.

Recommendation

Contact a qualified fireplace contractor.



#### 9.5.1 Gas Service and Piping

### CSST PIPE BONDING

#### VISIBLE IN CRAWLSPACE

There is CSST gas piping routed in the home. This type of piping is required to be bonded to the main grounding system. You can read more about this type of piping at [this link](#). I recommend contacting a licensed electrician to verify the piping is properly bonded to the main grounding system as suggested by the pipe manufacturer.

NOTE: All electrodes used must be bonded together into one common grounding electrode system. A separate grounding electrode and grounding system cannot be established just for the fuel gas piping system.

Recommendation

Contact a qualified electrical contractor.

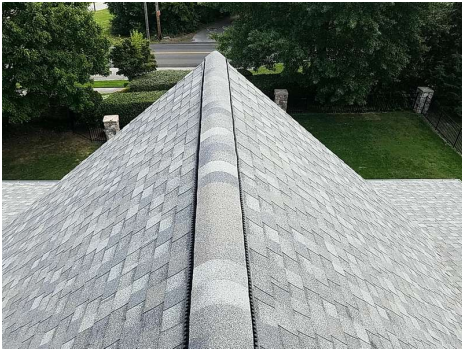


# 10: ROOF

## Information

### General: General Roof Inspection Description

The roof inspection portion of the home inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the large number of different roof-covering materials installed over the years, this inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, and mechanical and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.



### General: How The Roof Was Inspected

Ground, Walked, Ladder,  
Window/s

### General: Restrictions

Steep Pitch

### General: Materials Present

Asphalt Shingles, Metal

### Surface: General Photos

rear

The metal roof surface at the rear is in overall good functional condition. There is hail damage in the surface (dents). The dents do not affect functionality.



### Shingles: Description

Asphalt Shingles, Dimensional

The age listed is approximated and is based on visual observation of the shingle surface.

### Shingles: New Dimensional

The shingles are new. This shingle will generally last around 20-25 years in our climate depending on weather conditions and general maintenance.



**Flashings and Penetrations:**  
**Condition**  
 Concerns

**Chimney: Description**  
 Serves: Fireplace, Exterior: Stone Veneer

## Limitations

General

### STEEP PITCH

Inspection of the roof surface and it's components was limited due to steep roof pitch.

Chimney

### LIMITED ACCESS TO TOP OF CHIMNEY

Inspection of the top of the chimneys is limited due to steep roof pitch.

## Concerns

10.4.1 Flashings and Penetrations

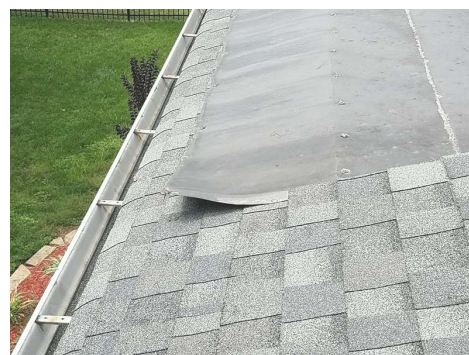
### FLASHING CONCERNS

METAL ROOF AT REAR

The bottom edge of the metal is loose at the rear of the home. The metal should be properly repaired to prevent leaks.

Recommendation

Contact a qualified roofing professional.



10.5.1 Roof Drainage Systems

### SIGNS OF OVERFLOW

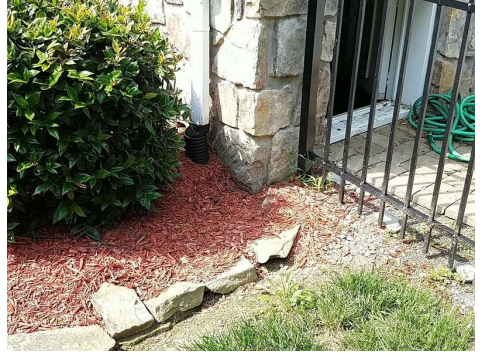
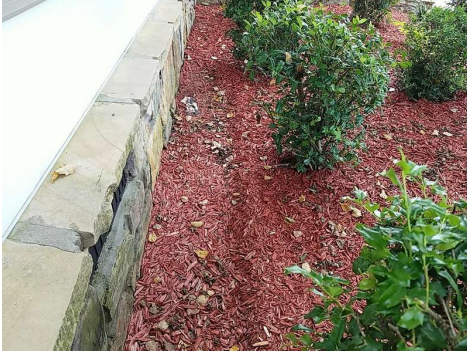
VARIOUS LOCATIONS AROUND HOME



There are signs of gutter overflow. The gutters should be properly cleaned and maintained to ensure water is diverted away from the sides of the home and the foundation.

Recommendation

Contact a qualified gutter contractor



### 10.6.1 Chimney

## SEAL OPEN JOINTS

REAR SIDE OF ROOF



The open joints in the mortar on the chimney should be sealed to discourage water entry and further deterioration.

Recommendation

Contact a qualified chimney contractor.





# 11: ATTIC

## Information

### General: General Attic Inspection Details

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.



### General: Signs of Previous Leak

There were signs of previous leaks in the attic. All accessible areas were tested with a moisture meter and no moisture was detected unless otherwise specified in this report.



### Access: Access Location

Closet

### Access: Access Type

Ladder

### Access: Method of Inspection

Fully Entered

### Insulation: Insulation Value

Concern

The R-Value listed is an overall average for the visible / accessible attic spaces. Some areas may be above or below the overall average. NOTE: The current standard for attic insulation in our area is R38.

### Insulation: Insulation Type

Batt, Blown, Fiberglass

### Ventilation: Ventilation Type

Ridge Vents, Soffit Vents, Gable Vents

### Framing: Rafters / Trusses

2x10, 24 Inches on Center

### Framing: Sheathing Material

OSB

## Limitations

### General

#### GENERAL INSPECTION LIMITATIONS

Areas of the attic space are sometimes not fully accessible due to conditions such as low clearance, air ducts restricting openings, unsafe conditions, fall hazards, unstable framing, etc. All spaces of the attic are attempted to be accessed and inspected; however, full accessibility is not possible in some scenarios. When areas of the attic are not fully accessible, these areas will be inspected to the best of the ability of the inspector with respect to personal safety and to preserve the current condition of the property. Areas that are not visible during this inspection cannot be commented on and are specifically disclaimed from this report. If there is any concern or disagreement to this method of inspection, please contact our office immediately.

### Insulation

#### GENERAL LIMITATIONS

Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

## Concerns

### 11.3.1 Insulation



Concern

#### WEAK / NO INSULATION OVER AREA

##### VARIOUS LOCATIONS IN ATTIC

There are areas in the attic that are not properly insulated. This will reduce energy efficiency. I recommend adding or repairing the missing or weak insulation so that all areas are properly insulated for best efficiency. NOTE: current standard for attic insulation is R38.

### Recommendation

Contact a qualified insulation contractor.



# 12: FOUNDATION

## Information

### General: Structural and Foundation Inspection Description

This home inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because this inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the report may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.



**General: Foundation Type**  
Crawlspace

**General: Floor Structure Type**  
Wood Frame

**General: Above Ground Wall and Ceiling Structure Type**  
Wood

**Crawlspace: Access Location**  
Left side

**Crawlspace: Accessibility**  
Fully Accessible

**Crawlspace: Insulation**  
Batt, Fiberglass

**Framing: Floor System**  
2x10, 16 inches on center, Not Fully Visible

**Foundation Walls: Foundation Wall Material**  
Masonry Block

**Foundation Walls: Foundation Wall Visibility**  
Mostly Visible

## Limitations

General

### FOOTING CONDITION

The footings for the structure are beneath the soil and are not visible. The presence and condition of the footings cannot be commented on and are disclaimed from this report.

## Concerns

12.2.1 Crawlspace

### EVIDENCE OF HUMID CONDITIONS

CRAWLSPACE



Concern

There is fungus on the framing at various locations in the crawlspace. This is an indication of elevated humidity / moisture levels. I recommend contacting an environmental contractor for further review and for possible methods of correction (removal and treatment of the fungus) and prevention (addressing the cause of elevated humidity levels).

[Click here](#) for further information regarding common crawlspace conditions.

Recommendation

Contact a qualified environmental contractor



### 12.3.1 Framing

## DAMAGED FRAMING

### MASTER BATHROOM

 Special Attention Item

There was water leaking from the floor system below the master bathroom shower stall at the time of this inspection. The framing below the shower is saturated and there is deterioration to the wood. I recommend contacting a reputable contractor to make all necessary repairs to the shower and framing.

Recommendation

Contact a qualified general contractor.



## 12.4.1 Foundation Walls

**MOISTURE ON FOUNDATION WALLS**

## VARIOUS LOCATIONS

There were isolated areas in the crawlspace that were stained by moisture (some moisture was present during this inspection).

This appears to be the result of gutter overflow and some areas of the ground not sloping away from the structure. Operation of the irrigation system can also be a culprit.

I recommend making necessary effort to divert water away from the foundation. Keep the gutters maintained so that water from the roof will be diverted away from the structure. Adjusting the soil in the flower beds could help to divert surface water away from the structure.

## Recommendation

Contact a qualified professional.



# 13: ENVIRONMENTAL

## Information

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### **General: Exclusions**

Per the Tennessee Home Inspector Licensing Board, this inspection is not required to include the following items: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards. In addition, the report is not required to address subterranean systems or system components (operational or nonoperational), including: Sewage disposal, Water supply, or Fuel storage or delivery.

If there is readily visible evidence or a possibility that one of these items may be present, you may be advised to contact a specialist in the appropriate field for further investigation and to determine if corrective action is necessary.

If you have any specific concerns in regards to any of the items listed above (or any unmentioned environmental or health concerns), you should contact a specialist immediately so that you can have the appropriate inspections and testing performed, as they are not included in this inspection (unless otherwise agreed upon).

### **Pest / Insect: No Pest Inspection Performed**

There was no pest inspection performed. Contact our office if you wish to have this service provided.

### **Microbial Growth: No Mold Testing or Air Sampling Performed**

There was no mold testing or air quality sampling performed as a part of this inspection. Contact our office if you wish to have this service provided.

### **Radon: No Testing Performed**

There was no radon testing performed as a part of this inspection. Contact our office if you wish to have this service provided.