



124 Anywhere Dr., Someplace, TN.

INSPECTION DATE: June 30, 2020

PREPARED FOR: John Doe

**PREPARED BY: BRENT SCOTT
PREMIER HOME INSPECTION LLC.**

**402 Kingwood Dr.
Murfreesboro, TN., 37129
615-481-7293 (Office)
615-481-7293 (Fax)**

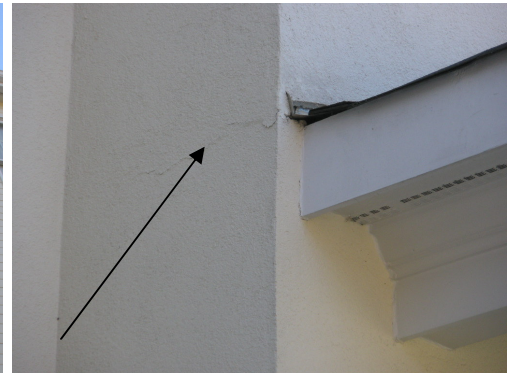
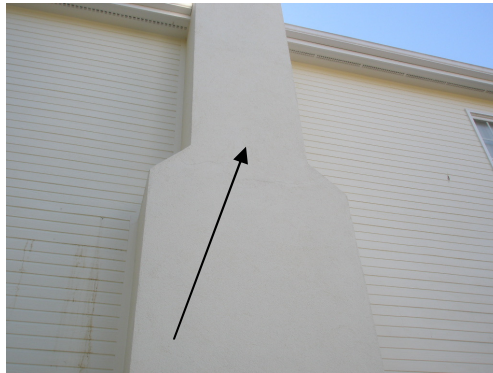
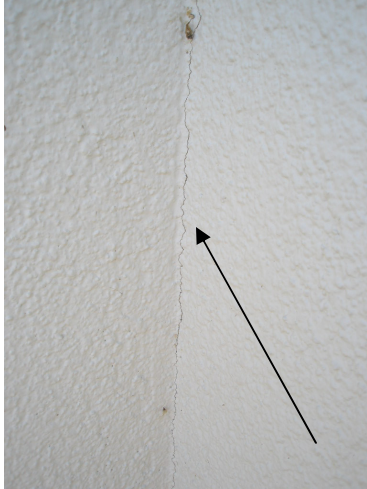
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REPORT SUMMARY

EXTERIOR:

Exterior insulating and finishing system (EIFS) was noted on the front wall and chimney. Several cracks were noted in the EIFS. Cracks were noted on the chimney, above and below the left side of the front porch, and in the right corner of the garage on the front wall. It is recommended to have the home inspected by an EIFS specialist with repairs made as needed.



- **Settling cracks were noted in the driveway and sidewalks. It is recommended to caulk the settling cracks to avoid moisture intrusion and further damage from the freeze/thaw cycle in winter.**



Soft wood was noted in the trim at the right side of the garage door. Repair as needed.

Moisture intrusion was noted through the panels in the garage door. It is recommended to caulk the gaps around the panels. Repairs should be made as needed.

Daylight was noted below the garage door. Additional weather stripping is recommended below the door.



EXTERIOR CONTINUED:

Deteriorated paint was noted on the wood fascia and drip edge on several areas around the exterior of the home. It is important to maintain the paint and caulk on all exterior wood surfaces to avoid damage from the elements. Repairs should be made as needed.



Stains were noted on the left wall behind the chimney. No moisture was noted in the stained areas on the lower section of the wall. This area should be closely monitored with repairs made as needed. (This is on the outside wall behind the master bathroom sink. The plumbing supply and drain lines terminate through the exterior wall.)

Gaps were noted below both sides of the shroud at the downstairs HVAC unit. It is recommended to seal the gaps to avoid pest intrusion into the crawlspace.



Moisture intrusion was noted around the outside band in the crawlspace behind the front porch. It is recommended to seal the gaps between the stone and front wall to avoid further moisture intrusion. Repairs were noted in the outside band behind the front porch.



HVAC:



Rust stains were noted in the drain pan below the upstairs air handler. This is often an indication of problems with the cooling unit. The outside temperature was too low to run the cooling cycle at the time of inspection. This unit appears to be 17 years old. It is recommended to have the upstairs HVAC unit inspected by a qualified HVAC technician with repairs/replacement made as needed.

ROOF:

Several split flashings were noted on the plumbing vents on the roof. Moisture was noted below the vents in the attic space.



Moisture stains were noted on the rafters and roof decking on both sides of the outcrop above the kitchenette. Soft wood was noted in the soffits in this area.



- **Missing shingles were noted on the front slope above the garage/bonus room and above the front porch.**

It is recommended to have the roof inspected further by a qualified roofing contractor with repairs/replacement made as needed.



ATTIC:

Moisture stains and soft wood was noted in the chimney box through the attic space. Further investigation is recommended by a qualified contractor with repairs made as needed.



INTERIOR:



It is recommended to caulk the gaps between the tile floor and tub in the upstairs hallway bathroom to avoid moisture intrusion into the flooring.

- Cracked grout was noted in the kitchen floor. Repair as needed.
- A settling crack was noted in the sheet rock on the right side of the master bathroom door. Repairs should be made as needed.
- The Jacuzzi tub in the master bathroom did not operate when tested. Further investigation by a qualified plumber is recommended with repairs made as needed.
- The light above the Jacuzzi tub in the master bathroom did not turn on when tested. This is most likely due to a burnt bulb. Repair as needed.
- The faucet handles in the kitchen sink and downstairs bathroom sink leak when operated. Repair/replace as needed.
- The stopper in the upstairs hallway tub is a spring loaded pop up type. The springs rust over time. This stopper appears to be going bad. Repair/replace as needed.



CRAWLSPACE:



Moisture stains with soft wood was noted in the sub-flooring below the downstairs bathroom toilet. Further investigation is recommended by a qualified plumber with repairs made as needed.

When reading this report, any references made from right to the left are made from facing the front of the house.

The report summary is an overview of the problem areas found in need of repair. The report summary is not comprehensive. The entire report should be read.

We offer a re-inspection service to all of our customers for an additional fee.

To schedule a re-inspection, call (615) 481-7293



Property Information

PROPERTY ADDRESS:

124 Anywhere Dr.
Someplace, TN.

INSPECTED BY:

NAME: Brent Scott

License: TN #222

CLIENT INFORMATION:

NAME:

John Doe

INSPECTION CONDITIONS:

INSPECTION DATE: June 30th 2020

REPORT DATE: June 30th 2020

REPORT DELIVERED: By email.

WEATHER CONDITIONS: Partly sunny with temperatures in the 30s.

PRESENT DURING INSPECTION: Buyer, inspector, seller and buyers agent

BUILDING OCCUPIED: Yes

RAIN IN LAST 3 DAYS: Yes, Heavy

A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

This inspection report is prepared exclusively for the person named above.

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EXTERIOR COMPONENTS

BUILDING EXTERIOR:

WALL COVERINGS: Wood siding, EIFS (Exterior finishing and Insulation system)

WALL TRIM: Wood

EVES: Soffits with metal/mesh vents

FOUNDATION: Raised foundation/Crawlspace

PORCH/PATIO:

PORCH: Stone

PATIO: N/A

PATIO LOCATION: N/A

DRIVEWAY/SIDEWALKS:

DRIVEWAY TYPE: Exposed Aggregate Concrete

SIDEWALK TYPE: Exposed Aggregate Concrete

DECK:

DECK FLOORING SYSTEM: 2x8 floor joists, 16- centers

DECK TYPE: Attached to home with 4x4 support posts.

DECKING MATERIAL: Painted lumber

SLOPE AND GRADING:

SLOPE: Slopes away from the home.



LIMITATIONS OF EXTERIOR INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the exterior was limited (but not restricted to):

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



ROOF

ROOF COVERING: The roof is covered with composite asphalt and fiberglass shingles. The roof appears to be in the second half of its useful life. Pitted, curled and missing shingles were noted on the roof. Several split flashings were noted on the plumbing vents. Repairs/replacement should be expected in the near future.

Ventilation: Thermostat controlled power vent, Soffit, Ridge. The outside temperature was too low to test the thermostat controlled power vent.

Gutters / Downspouts: Aluminum

Methods of Inspection:

The roof was inspected from the ground using binoculars.



LIMITATIONS OF ROOFING INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the roofing system was limited (but not restricted to):

- The entire underside of the roof sheathing is not inspected for evidence of wear, hail, etc.
- Evidence of prior leakage may be disguised by interior finishes.
- The roof is covered with asphalt shingles. An asphalt shingle has an expected life expectancy of 12-20 years in this area depending on shingle quality and efficiency of ventilation. Roofs with dormers, valleys, chimneys, skylights, etc., should be checked at least every two years and annually as they approach the end of their life, by a licensed roofer. Due to constantly changing environmental conditions and other factors, there is no guarantee a roof will not leak at any time.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



ATTIC COMPONENTS

ROOF FRAMING:

RAFTERS: 2x6 and 2x8

RAFTER ON-CENTER: 16

RIDGE BEAM: 2x8 and 2x10

ROOF SHEATHING: Plywood Sheathing

ATTIC FLOORING: None in the upper attic. Plywood sheathing in the unfinished bonus room.

FLOOR FRAMING: 2x8 joists, 16-inch centers

INSULATION:

FLOOR INSULATION TYPE: Blown insulation was used in the attic area. Areas behind knee walls and dormers may not be visible at the time of inspection.

CERTIFICATE POSTED: None

VENTILATION:

ATTIC VENTILATION TYPE: Thermostat controlled power vent, Soffit, Ridge. The outside temperature was too low to test the thermostat controlled power vent.

ATTIC ACCESS:

LOCATION: Upstairs Hallway Ceiling.

TYPE: Pull down staircase



LIMITATIONS OF ATTIC INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the attic space was limited (but not restricted to):

- Rolled or blow insulation between the ceiling joists.
- Areas are not accessible due to low clearance between ceiling joists and roof.

The inspection of the insulation, vapor barriers and ventilation system is limited only to unfinished, accessible areas that are visible. No invasive inspection methods are used. The presence of a required vapor barrier or the type and density of insulation installed behind finished surfaces can not be verified.



CRAWLSPACE, FOUNDATION and STRUCTURE

CRAWLSPACE

FOUNDATION WALLS: Concrete block.

VAPOR BARRIER: A vapor barrier was noted below the gravel.

INSULATION: Blown Insulation on Foundation Walls. The blown insulation greatly reduces the visibility of the foundation walls.

VENTILATION: Foundation vents were noted. It is recommended to open the vents in the summer and close the vents in the summer.

MOISTURE: Slight standing water was noted at the time of inspection. Slight ground moisture was noted throughout the crawlspace. A positive drain was noted in the left/rear corner of the crawlspace. The moisture levels in the crawlspace should be closely monitored with repairs/corrections made as needed.

ACCESS: Rear wall

FLOORING SYSTEM:

FLOOR JOISTS: 2x10 on 12-inch centers

GIRDERS: Triple 2x12

SUPPORT: Block piers

WALL STUDS: Not Visible

FLOOR SHEATHING: Plywood Sheathing



LIMITATIONS OF CRAWLSPACE/BASEMENT INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The visual inspection of the crawlspace/basement was limited (but not restricted to) :

- Rolled or blown insulation between the floor joists or insulation on the walls greatly limits the visibility of the flooring and/or foundation walls.
- Areas of the crawlspace/basement are not accessible due to physical barriers (limited space between crawlspace floor and flooring system, HVAC ducts, plumbing pipes, finished ceilings/walls, etc.)

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



ELECTRICAL SYSTEM

SERVICE ENTRANCE:

LOCATION: Below ground, left side of home.

SERVICE ENTRY CONDUCTOR: Aluminum

METER LOCATION: Left side of home.

SERVICE GROUND/BONDING CONDUCTOR: Ground rod bonding noted.

MAIN DISCONNECT:

MAIN DISCONNECT SIZE/RATING: 200 Amps

MAIN DISCONNECT TYPE: Breaker

MAIN DISCONNECT LOCATION: In the panel on the left wall of the home.
(Exterior)

MAIN SERVICE PANEL:

SERVICE PANEL LOCATION: In the garage.

PANEL TYPE: Breaker

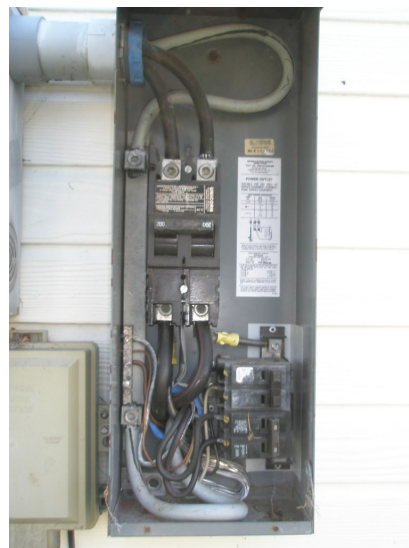
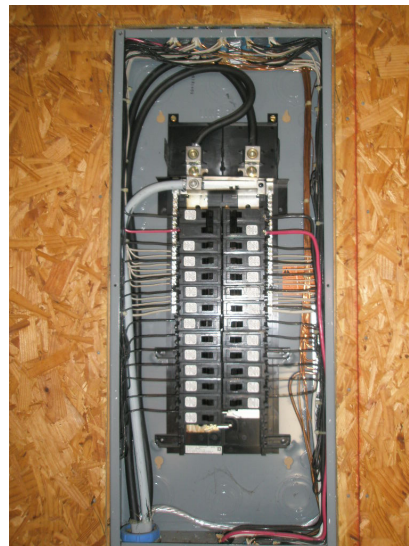
SIZE OF SERVICE PANEL: 200 @ 120/240 volts

DISTRIBUTION WIRING: Copper and aluminum branch wiring were noted

BRANCH/AUXILLARY PANELS: Breakers, disconnect panel at the heat and air units.

RECEPTACLES: Grounded (three hole outlets)

GROUND FAULT CIRCUIT INTERRUPTERS: GFCI protected outlets were noted in the exterior, garage, kitchen and bathrooms. GFCI outlets should be tested monthly for proper function and safety.



Smoke detectors are recommended throughout the home. Smoke detectors should be tested monthly for proper function and safety.

Carbon Monoxide detectors are recommended in any home where gas appliances are present.

LIMITATIONS OF ELECTRICAL INSPECTION

As detailed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, smoke or carbon monoxide detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



PLUMBING SYSTEM

WATER SUPPLY AND DRAIN PIPING:

SOURCE: Municipal water system

SERVICE PIPE TO HOUSE: The service pipe to the house is not visible in its entirety. The visible service pipe was PVC.

MAIN VALVE LOCATION: At the water meter.

DRAIN/WASTE/VENT PIPING: The drain pipes are PVC. The drain lines appear to be connected to a municipal sewer system.

SUPPLY PIPES: Copper, PVC

CLEANOUT LOCATION: The cleanout is located in the front yard.

PRESSURE REDUCING VALVE: None noted.

WATER PRESSURE: 70 PSI.

Water Heater:

MANUFACTURER: State Select, 2002

CAPACITY: 40 Gallon

ENERGY SOURCE: Gas

VENT: Through the roof via a B-vent

LOCATION: Garage

SHUT OFF: On the water line at the water heater.

HOT WATER TEMPERATURE: 116 degrees F.



LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of the lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



HEATING/COOLING SYSTEM

HEATING

PRIMARY ENERGY SOURCE: Natural Gas
HEATING SYSTEM TYPE: Forced Air Furnace
THERMOSTAT LOCATIONS: Upstairs and downstairs

FURNACE/HEAT PUMP:

MANUFACTURER: Upstairs unit: Rheem, 1991, 3-ton. The average life expectancy of this type of unit is approximately 15-20 years. This unit is 17 years old. Repairs/replacement should be expected in the near future. Downstairs Unit: Conpak. 2002, 2-ton

EXHAUST VENTILATION TYPE/EXIT: Upstairs unit: B-type vent. Exits through roof Downstairs Unit: on unit.

GAS:

GAS METER LOCATION: Left side of home
INTERIOR GAS CUTOFF LOCATION: In fuel lines at upstairs furnace, water heater and gas logs.
EXTERIOR GAS CUTOFF LOCATION: At Meter

COOLING:

ENERGY SOURCE: Electric
SYSTEM TYPE: Electric refrigeration compressor
HEATING AND AIR DISTRIBUTION: Ducts
DISCONNECTS: On exterior wall above units.

TESTING/DETAILS

- **UPSTAIRS UNIT:**
The heat cycle had a discharge temperature of 119 degrees in an ambient temperature of 73 degrees. This is an indication that the heat cycle is operating properly. The outside air temperature was too low to run the cooling cycle without causing potential harm to the unit. The cooling cycle was not tested.
- **DOWNSTARIS UNIT:**
The heat cycle had a discharge temperature of 124 degrees in an ambient temperature of 71 degrees. This is an indication that the heat cycle is operating properly. The outside air temperature was too low to run the cooling cycle without causing potential harm to the unit. The cooling cycle was not tested.

LIMITATIONS OF HVAC INSPECTION

- As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the HVAC system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The heat exchanger is part of the gas fired forced air furnace and is partially visible. Some gas furnaces have had problems with the heat exchanger getting holes and allowing flue gas, carbon monoxide etc., into the home. You should ask your HVAC service company to check the heat exchanger, if the unit is over 5 years old, and when the annual service is done, for safety, as we do not inspect heat exchangers. (Complete inspection requires disassembly on most units.
- Window mounted air conditioning units are not inspected.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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WINDOWS/DOORS/INTERIORS

WINDOWS AND DOORS:

WINDOW FRAME TYPE: Wood and metal
WINDOW PANES: Single Glazed, Double Glazed
INTERIOR DOORS: Wood
GARAGE DOOR(S): Sectional Rollup
GARAGE DOOR OPENER: Electric

INTERIOR ROOMS:

WALL FINISHES: Drywall
CEILING FINISHES: Drywall
FLOOR COVERINGS: Carpet, tile, hardwood.



KITCHEN APPLIANCES:

The range/oven, dishwasher, garbage disposal and range hood vent are electric.

LAUNDRY APPLIANCES:

Hot/Cold water with drain. 220 volt connection. Dryer vent to exterior.



COMMENTS: The gas logs are vented. The flue must be opened when the gas logs are in use.

LIMITATIONS OF BATHROOMS/KITCHEN/LAUNDRY ROOM INSPECTION:

As detailed in the pre-inspection agreement contract, this is a visual inspection only. Assessing the quality and condition of the interior finishes is subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are not in the scope of this visual inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removing existing wall hangings, floor coverings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Broken seals at windows and doors do not always show up during the inspection. The amount of moisture between the panes varies greatly depending on the difference between indoor and outdoor temperatures and humidity. I look closely for broken seals but make no guarantees that I will detect every one.
- The flue liner in the chimney is not typically visual for inspection. It is recommended to have the fireplace and chimney flue liner inspected by a chimney specialist or qualified chimney sweep before use.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

