

THI Sure Shot Home Inspection Report



2824 Anywhere Ave
Nashville, TN 37219

Prepared for: Happy Client

Prepared by: Tennessee Home Inspectors LLC



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Tennessee Home Inspectors LLC

GENERAL INFORMATION

This Home Inspection Report was conducted by:
Inspector: Aaron Schroer TN HI Lic. # 1084

Signature
Exclusively for Happy Client.

- OVERVIEW -

This is an average quality 79 year (approx. age) old Vacant Single Family that has aging systems. As with all homes, maintenance is needed and improvements to the systems of the home will eventually be necessary.

For the purpose of this report, it is assumed that the house faces West.

Rainy weather conditions prevailed at the time of the inspection.
The Estimated outside temperature was 75 degrees F.
Rainy weather has been experienced in the days leading up to the inspection.

- RATINGS KEY -

- Repair - An element of the home that is damaged, missing or demonstrates improper installation.
- Monitor - An element of the home that should be observed over time as future repair is probable.
- Improve - A desirable enhancement of an element that was not required, or developed, at installation.
- Consult - An inquiry that should be made to the home owner or a trade specialist for further pertinent information.
- Safety - An element of the home with unsafe conditions in need of timely repair.
- Note - A benign, yet pertinent, observation about the property.

- SCOPE OF THE INSPECTION -

The purpose of the inspection to put a home buyer in a better position to make an educated buying decision in regards to the condition of the property. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Permitting history is not verified and is outside the scope of this report.

This inspection is only visual in nature. A representative sample of building components is viewed and operated in accessible areas at the time of the inspection. No specialized equipment or dismantling of building components is performed. Thus, this inspection is not "technically exhaustive".

The report does not address environmental hazards including: lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other similar environmental hazards. Determination of environmental hazards is outside the scope of this inspection. If environmental hazards are suspected, a specialist in the field should be consulted for positive identification and remediation strategies.

Inspector Name Aaron Schroer
Company Name Tennessee Home Inspectors LLC

Please refer to The State of Tennessee Division of Regulatory Boards Rule # 0780-5-12-.10 Standards of Practice and the Inspection Authorization and Agreement for a full explanation of the scope of the inspection.

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EXTERIOR

Wall Cladding	Vinyl Siding
Eaves, Soffits, Fascias	Metal Wrapped Wood
Window Frames	Wood
Doors	Wood
Overhead Garage Doors	Metal

- COMMENTS & OBSERVATIONS -

General Perspective
The exterior of the home was in generally good condition with typical maintenance required.

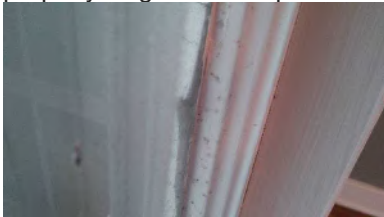
Wall Cladding

Repair - Damaged siding was observed.



Windows and Doors

Repair - Deteriorated exterior window glazing was observed. Windows with missing and deteriorated glazing should be properly re-glazed and painted to match.



- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * A representative sample of exterior components was inspected rather than every occurrence of components.
- * The presence of safety glazing in doors and windows is not confirmed.
- * A representative sample of exterior components was inspected rather than every occurrence of components.
- * Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- * The presence of and/or proper operation of garage door operator remote control transmitters is not confirmed.

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GROUNDS

Lot	Gentle Sloping
Driveway	Concrete
Walkway	Concrete
Porch, Patio	Concrete
Deck	Concrete
Fence	Chain Link

- COMMENTS & OBSERVATIONS -

General Perspective

The lot and the articles related to the property grounds demonstrated deferred maintenance.

Lot Drainage

Consult - The house was in close proximity to a creek. Geological surveys and flood history or potential are outside the scope of this inspection.



Porch / Patio

Repair - Loose railing was observed at porch steps railing.



Improve - The openings in the porch or steps railings was measured to exceed 4", this may not have been required when the home was built.



Improve - The railing height was measured to be less than 36" this may not have been required when the home was built..



Landscaping

GROUNDS (Continued)

Repair - Bush branches were observed to be in close proximity or touching the home.



Repair - Vines were observed growing on exterior walls.



Out Buildings

Repair - Substantial movement was observed at the concrete block wall of the outbuilding.



Repair - Signs of water intrusion into the outbuilding were observed.



Repair - Knob and tube wiring was observed in the garage.



GROUNDS (Continued)

Repair - Damaged siding, roofing and missing gutters were observed at the outbuilding.



- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * A representative sample of exterior components was inspected rather than every occurrence of components.
- * The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- * Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- * Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) are outside the scope of this inspection.
- * Detached buildings or structures are outside the scope of this inspection

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STRUCTURE

Foundation	Concrete Block, Stone
Columns	Wood, Metal (front porch)
Floor	Wood Joists
Sub-Floor	Solid Plank
Walls	Wood Framed
Ceiling	Joists, Trusses
Roof	Rafters, Trusses

- COMMENTS & OBSERVATIONS -

General Perspective

Significant evidence of movement within the building was not observed suggesting stability of the structure.

Foundations

Repair - A significant foundation crack was observed. This implies that some structural movement of the building has occurred. . A licensed structural engineer should be contacted to review and approve this issue as is in writing or specify repairs.



Floor

Repair - Floor joists bearing was observed to be improper in the crawlspace/basement.



Crawl Space

Repair - Microbial growth was observed in the crawl space, located in spotty areas of the exposed floor structure.



Repair - A plastic moisture barrier is not present in the crawlspace.



STRUCTURE (Continued)

Repair - Evidence of moisture intrusion in the crawl space and basement was observed as efflorescence on the foundation walls.



The basement floor drain has been sealed with concrete.

Wood Destroying Organisms

Consult - Signs of prior termite activity were observed on foundation walls. Active termite activity is outside the scope of this inspection.



- PERTINENT LIMITATIONS -

Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified licensed structural Professional Engineer (P.E.) is recommended where there are structural concerns about the building.

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Structural components concealed behind finished surfaces could not be inspected.
- * Only a representative sampling of visible structural components were inspected.
- * Furniture and/or storage restricted access to some structural components.
- * Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection

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ROOF

Vent Types	Gable, Turbine
Method of Roof Inspection	Viewed with binoculars
Surface Type	Asphalt/Composite Shingles
Approximate Age (Years)	15+ years
Number of Layers	2
Gutter & Downspout Materials	Aluminum
Gutter Discharge	Downspouts discharge above grade
Chimneys	Masonry
Flashings	Metal

General Perspective

The roof covering was older and is at the end of its useful life. Replacement is recommended.

- COMMENTS & OBSERVATIONS -

Sloped Roofing

Repair - Nails were observed to have backed out causing raised roof shingles.



Chimney

Repair - Signs of differential movement between the chimney and house were visible at the hall closet.



Repair - Cracks and water intrusion associated with the chimney were visible at the hall closet.



Repair - A rain cap and/or vermin screen were not present at the chimney termination.



ROOF (Continued)

Repair - Cracks and damaged mortar were observed at the chimney crown.

Repair - The chimney was leaking as visible from the attic.



- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- * Evidence of prior leaks may be disguised by interior finishes.
- * Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- * Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- * Roof inspection may be limited by access, condition, weather, or other safety concerns.
- * Inspecting attached accessories including solar systems, antennae, and lightning arrestors is outside the scope of this inspection.

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ELECTRICAL

Main Electrical Service	Over Head 100 Amps
Main Disconnect Panel	100 AMP W/ Breakers Located: Exterior
Earth Ground	None Visible
Sub-Panels	Panel Rating: 100 Amp Breakers Located: Basement
Wiring	Non-Metallic Cable "Romex", Fabric-Covered 2-wire, Knob-and-Tube
Switches and Outlets	Ungrounded
GFCI / AFCI	NONE
Smoke Alarms	Bedrooms

- COMMENTS & OBSERVATIONS -

General Perspective
 Inspection of the electrical system revealed significant safety issues at the wiring plugs, switches, and fixtures. A licensed electrician should be consulted to address the deficiencies listed in the report.

Electrical Service Entrance

Repair - The supply water piping from the meter to the house has been replaced with non-conductive material and no longer provides continuity for earth grounding.

Main Disconnect Panel

Repair - Openings were observed in the electrical disconnect panel cover.



Sub-Panels

Repair - The electrical sub-panel is an obsolete model.



Repair - Oversized breakers for the wiring served were observed within the electrical sub-panel.



ELECTRICAL (Continued)

Repair - Missing screws were observed at the electrical sub-panel cover. Sharp ended screws were observed at the electrical sub-panel cover.



Wiring

Repair - Abandoned knob and tube wiring was observed in the crawlspace. Knob and tube may be in use at inaccessible areas.



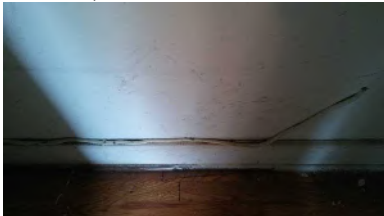
Repair - Abandoned electrical wiring was observed .



Repair - An inaccessible junction box was observed at the bathroom closet.



Repair - Exposed wiring cable was observed on interior/exterior finishes at the back bedroom closet, bathroom closet, exterior, and under the kitchen sink.



Repair - Improper electrical connections were observed at the back bedroom closet and attic. Damaged Insulation was visible in the crawl space.



ELECTRICAL (Continued)

Switches

- Repair -** The light switch was installed counter to standard convention. The switch should be re-installed to turn "On" in the "Up" position at the hall bathroom.



Outlets

- Repair -** Original 2-prong electrical outlets have been replaced with 3-prong outlets without upgrading the 2 wire wiring or providing proper equipment grounds.



- Repair -** The installation of a ground fault circuit interrupter (GFCI) electrical outlet is required at the bathrooms, exterior and kitchen counters.

- Repair -** An electrical outlet was damaged at the back bedroom.



- Repair -** There was an inoperable electrical outlet in the living room.



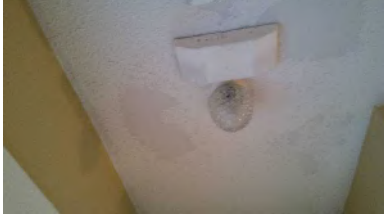
Light Fixtures

- Repair -** A damaged light fixture was observed. It should be replaced with a weatherproof junction box and a new fixture.



ELECTRICAL (Continued)

Repair - The light was inoperable in the hallway and exterior floods.



Smoke Alarms

Repair - The smoke detector was missing and should be installed in the hallway and basement.



- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Electrical components concealed behind finished surfaces are not inspected.
- * Only a representative sampling of outlets and light fixtures were tested.
- * Furniture and/or storage restricted access to some electrical components which may not be inspected.
- * The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, telephone, security, cable TN, intercoms, built in vacuum equipment, and other components which are not part of the primary electrical power distribution system.

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PLUMBING

Service Piping	Pex
Water Shut Off Location	Meter, Basement
Interior Supply Piping	Copper, PEX, Steel
Drain and Vent Piping	PVC, Cast Iron, Steel
Gas Shut Off Location	Meter

- Water Heater Data -

Water Heater Manufacturer	GE
Build Date	2007
Model Number	GE40M06AAG
Serial Number	GE0807B36722
Size (approximate gallons)	40
Type	Electric Element

- COMMENTS & OBSERVATIONS -

General Perspective

The plumbing system was showing signs of age. Updating the system will be required over time.

Fixtures

Repair - The sink drain stopper was missing at the vanity and inoperable at the bathtub.



Repair - The toilets were loose.

Repair - The pedestal sink and bathtub were observed to drain slowly.



Water Heater

Repair - The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater was missing.



PLUMBING (Continued)

Repair - Conduit protecting wiring at the water heater did not have proper end fittings.



Repair - The water heater disconnect has been bypassed and overheated components were observed at the contact points.



Supply Plumbing

Repair - Improper connections between copper and steel supply piping were observed at the bathtub. The shark-bite connector was not in line with the pipe and early failure could result.



Drain/ Waste Plumbing

Repair - Evidence of prior leakage was observed at the drain piping in the basement. These older cast iron drain lines are prone to failure.



Repair - An "S" trap was observed and may off gas sewer odors.



Repair - The waste piping was observed to be leaking at the pedestal sink and basement.



PLUMBING (Continued)

Repair - Non standard plumbing materials were utilized at the kitchen sink.



Gas Plumbing

Note - The gas service was off at the time of the inspection. Proper operation of gas appliances should be confirmed.



- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- * Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- * Clothes washing machine connections are not inspected.
- * Interiors of flues or chimneys which are not readily accessible are not inspected.
- * Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, anti-siphon devices, automatic safety controls, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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HVAC

Duct Work

Insulated Metal

- Data By System -

Serviced Area	Whole home
System Type	Split system with Gas Furnace
Temp. Fall (Delta T in Deg. F)	10-15
Temp. Rise (Delta T in Deg. F)	NONE
Exterior Unit Manufacturer	Rheem
Build Date	1995
Model Number	RAKA024JAZ
Serial Number	5338M03953657
Interior Unit Manufacturer	Rheem
Build Date	2010
Model Number	RGPS05EAUER
Serial Number	GH5D302F241000195
Combustion Exhaust Vent	Metal

- COMMENTS & OBSERVATIONS -

General Perspective

The hvac system responded properly to standard controls., As older systems were present, future improvements should be anticipated and budgeted for. It would be wise to consider a home warranty to protect the buyer in the case of unexpected repairs or replacement.

Air Conditioner / Heat Pump

Repair - An oversized fuse or breaker was observed servicing the exterior electrical disconnect panel for the HVAC system.



Repair - The HVAC disconnect breaker has been bypassed at the unit. It should be properly wired.



Repair - The hvac condensate discharge has been improperly connected to the sewer lines and leaking at this joint. It should be made to discharge to the exterior.



Tennessee Home Inspectors LLC**HVAC (Continued)****Furnace**

Repair - The HVAC unit furnace was not operated as the gas supply to the house was off at the time of the inspection.

Ductwork

Repair - A disconnected HVAC duct was observed to discharge conditioned air into the crawl space.



Consult -, Note - The white tape observed on older HVAC duct work most likely contains asbestos. Positive determination of asbestos is outside the scope of a home inspection.

**- PERTINENT LIMITATIONS -**

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Window mounted HVAC units are not inspected.
- * The cooling and heating supply adequacy or distribution balance are not inspected.
- * The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- * The interior of flues or chimneys which are not readily accessible are not inspected.
- * The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- * Solar space heating equipment/systems are not inspected.
- * Automatic safety controls, humidifiers, electronic air filters, and air purifiers are not inspected.

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INTERIOR

Walls and Ceilings	Plaster, Wood
Floors	Carpet, Tile, Wood
Windows	Double/Single Hung, Fixed Pane, Single Pane with Storm Window
Doors	Wood-Solid Core
Fireplaces	None

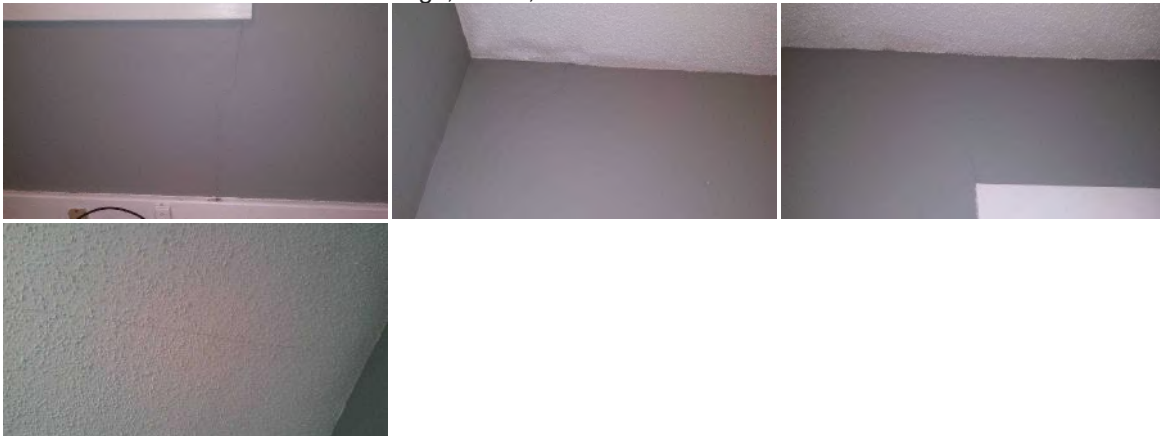
- COMMENTS & OBSERVATIONS -

General Perspective

The interior was in generally good conditions with standard wear and tear visible.

Walls and Ceilings

Repair - Wall cracks were observed at ceilings, doors, and windows.



Note - Textured or "popcorn" ceiling material was visible and may contain asbestos. Asbestos detection or testing is beyond the scope of this inspection.



Windows

- Repair -** The windows were inoperative.
- Repair -** Window sash cords are detached.
- Repair -** Broken window glass was observed at the laundry room.



Doors

INTERIOR (Continued)

Repair - Doors were observed to rub or contact the jamb at the front bedroom closet in



Stairways

Safety - A landing was not present. Doors should not open over steps with more than 1 riser.



Improve - A proper graspable cross sectioned handrail was not present at the stairway.



Improve - The openings in the stairway railing were observed to exceed 4".



Note - The size and/or orientation of the stairway risers may make the stairway difficult to negotiate.





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INTERIOR (Continued)

- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- * Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this 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 removal of existing wall hangings and furniture.

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INSULATION

Attic Insulation	2-4 inches of loose insulation (Approx.).
Exterior Wall Insulation	Not Visible
Crawl Space Insulation	None Visible
Moisture Barrier	None Visible

- COMMENTS & OBSERVATIONS -

General Perspective

The insulation levels are typical for a home of this age but inadequate by modern standards.

- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Insulation/ventilation type and levels in concealed areas 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.
- * Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- * An analysis of indoor air quality is not part of our inspection.
- * Any estimates of insulation R values or depths are rough average values.

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APPLIANCES

Kitchen Appliances	Electric Range, Range Hood, Dishwasher, Garbage Disposal, Refrigerator/Freezer
Laundry Facility	120 Volt Washer Circuit, 240 Volt Dryer Circuit, Dryer Vent to the Exterior, Hot and Cold Water Hook-Up, Waste Standpipe for Washer, Clothes Dryer, Clothes Dryer

- COMMENTS & OBSERVATIONS -

General Perspective
The appliances were newer and operated properly.

Dishwasher

Repair - The dishwasher waste water discharge hose should have a high loop installed under the kitchen sink.



Washer/Dryer

Repair - The dryer exhaust vent termination is damaged and should be replaced.



Bathroom Exhaust Fan

Repair - An exhaust fan that discharges to the building exterior is required as there is not an operable window in the bathroom on the right.

- PERTINENT LIMITATIONS -

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Thermostats, timers and other specialized features and controls are not tested.
- * 220 volt clothes dryer outlets are inspected visually only.
- * The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowners Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).

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