

THI Sure Shot Home Inspection Report



2024 Anywhere Dr
Goodlettsville, TN 37072

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: Nick Toth TN HI Lic. # 1624

Signature
Exclusively for Happy Client.

- OVERVIEW -

This is an average quality 20 year (approx. age) old Occupied Single Family. 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 East.

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 Nick Toth
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	Brick and Vinyl Siding
Eaves, Soffits, Fascias	Metal Wrapped Wood
Window Frames	Vinyl
Doors	Metal
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 - Algae or mildew growth was observed on the surface of exterior vinyl.



Repair - Loose siding was observed.



Repair - Minor cracks were observed on the home's exterior brick veneer walls.



Windows and Doors

Repair - Localized evidence of rot was visible at door trim. Rotted wood should be replaced, prepped, caulked at gaps, and painted to match.



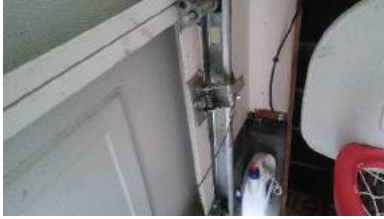
EXTERIOR (Continued)

Repair - Missing or damaged window screens were observed. They should be replaced or repaired as necessary.



Garage

Repair - Garage door lock would not engage on right side of the door.



- 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	Wood
Fence	Chain Link

- COMMENTS & OBSERVATIONS -

General Perspective

The lot and the articles related to the property grounds were in generally good condition with typical maintenance required.

Lot Drainage

Repair - The soil should be made to slope away from the entire foundation at a minimum rate of 6" in the first 10'.



Porch / Patio

Repair - The paint finish was insufficient in spots of the front porch columns and railings.



Deck

Repair - The deck surface was unfinished or deteriorated.



GROUNDS (Continued)

Repair - The deck or steps railing was loose.



Repair - The openings in the deck or steps railings were measured to exceed 4".



Repair - The deck was observed as sagging / sloping down.



Landscaping

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



- 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
Columns	Metal Screw Jacks
Floor	Wood Joists
Sub-Floor	Not Visible
Walls	Wood Framed
Ceiling	Joists
Roof	Rafters

- COMMENTS & OBSERVATIONS -

General Perspective

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

Crawl Space

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



- 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	Soffit, Box, Gable
Method of Roof Inspection	Walked on roof
Surface Type	Asphalt/Composite Shingles
Approximate Age (Years)	8- 10 years
Number of Layers	1
Gutter & Downspout Materials	Aluminum
Gutter Discharge	Downspouts discharge above grade
Chimneys	Metal Within Siding
Flashings	Metal
General Perspective	The roof surface was older and is nearing the end of its useful life. Minor repairs could be preformed to extend the useful life of the roof.

- COMMENTS & OBSERVATIONS -

Sloped Roofing

Repair - A gap was observed between the metal wrap of the fascia and the roof shingles. Minor wood decay was observed in the edge of the roof decking under the shingles.



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



Repair - Nail heads were exposed at roof ridge shingles, flashings, and vent penetrations.



Repair - Missing, displaced, and/or damaged roof shingles were observed.



ROOF (Continued)

((Rating)) (continued)



Repair - Roof had biological growth on the shingles.



Gutters and Downspouts

Repair - Gutter downspout discharge was too close to the foundation



Repair - The gutters were clogged.



Chimney

Repair - Chimney crown was concave causing water to pool / standing water.





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ROOF (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:

- * 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 200 Amps
Main Disconnect Panel	200 AMP W/ Breakers Located: garage
Earth Ground	Ground Rod (not visible)
Wiring	Non-Metallic Cable "Romex"
Switches and Outlets	Grounded
GFCI / AFCI	Kitchen Counters, Exterior, Garage, Bathrooms
Smoke Alarms	Hallways, Bedrooms, Garage

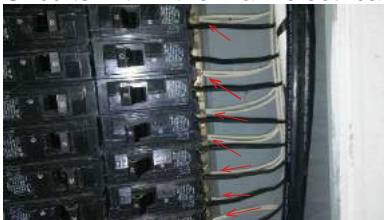
- COMMENTS & OBSERVATIONS -

General Perspective

The electrical system was observed to be in good working order.

Main Disconnect Panel

Repair - Circuits within the main electrical disconnect panel were observed to be doubled up (referred to as "double taps").



Switches

Repair - The light switch was damaged and should be replaced.



Light Fixtures

Repair - The light was inoperable.



Fans

Repair - The ceiling fan wobbled.



Smoke Alarms

ELECTRICAL (Continued)

Repair - Smoke detectors are suspected to be older than 10 years and are past their shelf life.



Repair - The smoke detector was missing and should be installed.



- 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	Copper
Water Shut Off Location	Meter, Water Heater
Interior Supply Piping	Copper
Drain and Vent Piping	PVC

- Water Heater Data -

Water Heater Manufacturer	Whirlpool
Build Date	2007
Model Number	E2F40RD045V
Serial Number	0731111726
Size (approximate gallons)	40
Type	Electric Element

- COMMENTS & OBSERVATIONS -

General Perspective

The plumbing system was observed to be in generally good condition.

Fixtures

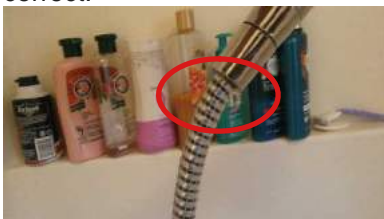
Repair - The hose bib was leaky at the top cap.



Repair - The sink and tub drain stopper was inoperable in master bathroom.



Repair - The shower head wand was leaky at the hose connections when operated. It should be repaired or replaced to correct.



PLUMBING (Continued)

Repair - The sink was observed to drain slowly.



Repair - Bathroom sink leaked from the ceramic joints.



Supply Plumbing

Repair - Improper support of supply water piping was observed in multiple locations in the crawl space. Steel hangers with copper piping. Dissimilar metals do not react well to each other.



- 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 Trunk w/ Flex branch lines

- Data By System -

Serviced Area	Whole home
System Type	Package Unit with Heat Pump
Temp. Fall (Delta T in Deg. F)	10-15
Temp. Rise (Delta T in Deg. F)	Not Measured
Exterior Unit Manufacturer	Goodman
Build Date	2008
Model Number	GPH1330H21AD
Serial Number	0807535206

- COMMENTS & OBSERVATIONS -

General Perspective

The hvac system responded properly to standard controls.

Air Conditioner / Heat Pump

Repair - The outdoor unit of the air conditioning system was out of level.



Repair - The outdoor condensing unit of the air conditioning system was dirty.

Monitor - The heat pump was operated in heat mode for a very limited time only due to the high exterior temperature. Operation in heating mode at these temperatures can cause compressor failure.

- 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	Drywall
Floors	Carpet, Tile, Wood
Windows	Double/Single Hung
Doors	Wood-Hollow Core
Fireplaces	Prefab Fire Box Unit Wood Burning

- COMMENTS & OBSERVATIONS -

General Perspective

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

Walls and Ceilings

Repair - Damage to the interior wall board finish was observed.



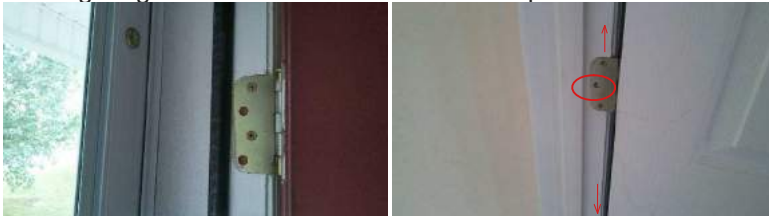
Windows

Repair - Window could not be shut fully at time of inspection and window locks would not engage. The left side guide latch was also broken.

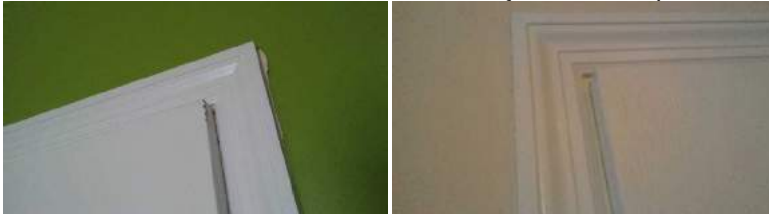


Doors

Repair - Missing hinge screws were observed in multiple locations.



Repair - Doors were observed to rub or contact the jamb in multiple locations.



INTERIOR (Continued)

Repair - The dead bolt lock did not engage.



Repair - The door did not latch. The door handset was damaged.



Repair - Door locking mechanism did not work properly at the time of inspection.

**Fireplace**

Repair - Doors in fireplace are not properly mounted.

**- 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	R13 Kneewall insulation, 10-12 inches of loose insulation (Approx.).
Exterior Wall Insulation	Not Visible
Crawl Space Insulation	R13 in Wall Joist Bays, R19 in Floor Joist Bays
Moisture Barrier	Plastic in Crawlspace

- COMMENTS & OBSERVATIONS -

General Perspective

The insulation levels are typical for a home of this age.

- 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, Microwave Oven, 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

- COMMENTS & OBSERVATIONS -

General Perspective

The appliances inspected operated properly.

Kitchen Range

Repair - The kitchen range anti-tip device is missing and should be installed.

Dishwasher

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



Washer/Dryer

Repair - The dryer vent cover would not close.



Bathroom Exhaust Fan

Repair - The exhaust fan was inoperable in the bathroom and should be replaced or repaired..



- 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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