



**Home Inspection Report**  
**Sample Rd.**  
**2019-300**  
Inspector *Todd Gandee*,  
Tennessee License 794

Date: April 22, 2021                      Time: 1 pm  
Weather: Mostly sunny. 78 degrees. Soil conditions: Dry.  
Parties present: Buyer and agent. Home was occupied.  
The front of the house faces: North

The following are the noteworthy and/ or defective items. It is recommended that you the “client” read and review each item in the Home Inspection Report. The report is intended for the purpose of the client and states the condition of the property at the time of inspection. This inspection was performed according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. Suggest licensed and/ or qualified contractors perform all repairs prior to closing.

- 1. Structure: Slab on grade foundation. Roof structure- 2 x 8 rafters on 16 inch centers with radiant barrier decking.**
  - a. Serviceable.
  
- 2. Exterior: Brick veneer and composite wood siding.**
  - a. Rotten wood noted in the following locations:
    - i. Noted at the fascia board at the dormer on the north side of the home. Photo 1
    - ii. Noted at the cornice/ rake board at the south side dormer. Photo 2
    - iii. Noted at the vertical trim at a couple locations at the breakfast room windows. Photo 3, 4  
Suggest replacing all rotten wood to prevent further damage/ deterioration.
  - b. The dryer vent termination point was located behind the a/c condenser. This condition will vent dryer lint at the condenser during operation of the clothes dryer. Client may wish to extend vent away from condenser as needed. Photo 5

- c. The backyard sloped toward the home. It was disclosed French drainage was installed but was not observed at the time of the inspection. Suggest further review/ information from the seller.
- d. The gutters were clogged with leaves/ debris. Suggest cleaning as needed to ensure all roof water properly drains away from the home's foundation.



**Photo 1**



**Photo 2**



**Photo 3**



**Photo 4**



**Photo 5**

- 3. Roofing: Asphalt composition shingles. The roof was walked upon.**
- a. The roof was multiple layered and appeared to be older/ worn at several areas. Newer shingles were observed patched in as repair at a few locations. Noted for client's information.
  - b. A ceiling stain was observed in the breakfast room. The stain was tested and was dry at the time of the inspection. The roofing above this area appeared to have been recently replaced. Noted for client's information.
- Photo 6

- c. Cracked/ missing shingles were observed on the west side of the roof next to the north roof/ siding transition. Suggest repair by a qualified roofing contractor. Photo 7
- d. Leaves and debris were observed at several areas on the roof. Suggest clearing off for further review of covered areas and to ensure roof water drains properly. Example photo 8, 9
- e. A hole was observed in the 2<sup>nd</sup> story rolled roofing material at the south end of the roof. Suggest repair by a qualified roofing contractor. Photo 10
- f. Shingles had been removed leaving exposed nails at the south end of the roof. This condition may allow water to penetrate around the nails. Suggest repair/ shingle replacement by a qualified roofing contractor. Photo 11
- g. A torn shingle was observed at the northwest corner of the breakfast room. Suggest repair by a qualified roofing contractor to prevent further damage/ deterioration to the exposed fascia boards. Photo 12
- h. A torn shingle was noted at the starter course at the roof valley by the back porch. Suggest repair by a qualified roofing contractor to prevent further damage/ deterioration to the exposed fascia boards. Photo 13



**Photo 6**



**Photo 7**



**Photo 8**



**Photo 9**



Photo 10



Photo 11



Photo 12



Photo 13

**4. Plumbing: Interior main water shut off observed in the laundry closet. Copper supply piping. PVC drainage piping. 40-gallon, electric water heater (2012).**

- a. A leak was noted at the kitchen sink supply pipe. Suggest repair by a qualified plumber. Photo 14
- b. The laundry tub faucet fixture leaked when swiveled. Suggest replacing fixture as needed. Photo 15
- c. A cap was missing at a plumbing cleanout location in the front yard. Suggest repair/ installing cap. Photo 16
- d. The hot supply handle in the hall bathroom tub leaked during operation. Suggest maintenance/ repair. Photo 17
- e. The hall bathroom toilet was shut down/ inoperable when tested. Suggest further review/ repair.
- f. The left-hand sink in the hall bath was slow to drain. This appeared to be due to the drain stop. Suggest maintenance/ repair.
- g. The master shower was reverse plumbed. Generally, plumbing handles turn first to cold then hot water. Suggest repair by a qualified plumber.
- h. The master bathroom toilet was loose at the floor anchor bolts. Suggest sealing and securing to prevent further movement and subsequent leakage.



Photo 14



Photo 15



Photo 16



Photo 17

**5. Electrical: 120/240 volts. 200-amp service. Panel located on the exterior. Copper Romex wiring. Breakers serve over current protection.**

- a. Serviceable The electrical panel cover was designed to lift and stay in place for access. The cover would not remain in the open position when tested. Suggest review/ repair. Photo 18
- b. The stress relief clamp or romex connector was not installed at the electrical entrance to the disposal. Suggest installation as needed to prevent damage to the wires and/ or splices. Photo 19
- c. Several lighting fixtures (front porch; microwave surface light; storage room) were inoperable at the time of inspection. This condition generally indicates missing or burnt bulbs. Suggest client verify the operation of all lighting fixtures prior to closing.



Photo 18



Photo 19

- 6. Heating: Gas, forced air system. 2 x low-efficiency models with standing pilots (original).**
- a. The furnaces were older models and due to age may have a limited remaining life expectancy. Noted for client's information.
  - b. A hole was observed at the front of the upstairs furnace between the burner chambers and the vent pipe (photo 20). Suggest further review by a qualified HVAC technician.
  - c. A crack was observed in the heat exchanger in the downstairs furnace. This condition will allow articles of combustion to escape into the home, posing a significant safety hazard. Suggest further review by a qualified HVAC technician for replacement as needed. Photo 21



Photo 20

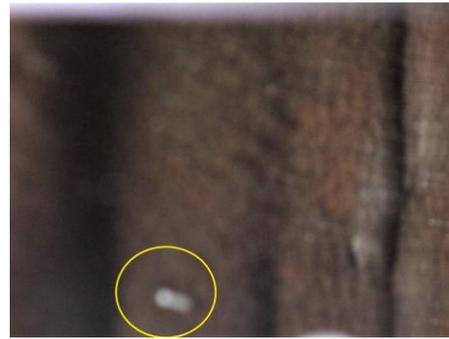


Photo 21

- 7. Central and through wall Air Conditioning: Electric, split systems (evaporators 2001 and 2006; condensers 2011 and non-legible sticker).**
- a. As most manufacturers warn against operating air conditioners when the outside air is below sixty-five degrees, this system was not operated. Suggest client verify this system's operation when the temperature allows.
  - b. Insulation around the refrigerant lines was deteriorated at the condensers. Suggest maintenance/ repairs as needed. Photo 22
  - c. The fins around one of the condensing units were dirty. Suggest a service call by a qualified HVAC technician for cleaning as needed. Photo 23
  - d. The breaker for the condenser which had been replaced was not the correct rating for the unit. The unit was rated for maximum 30-amp breaker and the installed breaker was 50-amp. Suggest replacing as needed. Photo 24



Photo 22



Photo 23



Photo 24

**8. Interiors: Gypsum (drywall) over wood framing.**

- a. Appliances: The microwave oven handle was broken, the display was inoperable, and the keypad loose. Suggest repair/ replacing appliance as needed.

**9. Insulation and Ventilation: Blown and rolled insulation. Gable and soffit vents.**

- a. Insulation was observed uneven in depth and missing at a few locations within the attic. Suggest repairs/ an even coverage as needed for energy efficiency. Example photo 25
- b. The gable vent at the north end of the attic was partially covered with plastic. The screen at the vent at the south end of the attic was damaged/ torn. Generally, these are covered with screen to prevent animal/ pest entry. Suggest review/ repairs. Photo 26, 27



Photo 25



Photo 26



Photo 27

#### 10. Fireplace & Solid Fuel Burning Appliances: Prefabricated flue and chase

- a. Insulation was observed in contact with the fireplace flue in the attic. There is a two-inch clearance requirement as a fire safety precaution. Suggest review/ repair. Photo 14, 15
- b. An excessive amount of creosote was noted within the fireplace flue. Suggest a service call by a qualified chimney sweep for cleaning as a fire safety precaution.



Photo 28



Photo 29

11. Other observations: Condensation/ staining was observed within the following double-paned windows: master bedroom, sidelights in master bedroom; This condition reduces visibility and the insulating capacity of the glass. The defective window panels were marked with stickers.

12. The battery was observed missing at the kitchen smoke alarm. Suggest further review/ repair as needed for fire safety.
13. Several stuck windows were observed in the dining room, master bedroom, 1<sup>st</sup> south bedroom and bonus room. There should be at least one completely operable window in every room as a fire safety precaution. Suggest further review/ repairs as needed.
14. Inoperable sash control noted at a master bedroom window. This condition prevents the window from remaining in the open position. Suggest review/ repair.
15. The master bathroom shower door was catching at the bottom when opened/ closed. Suggest maintenance/ repair as needed. Photo 30
16. Moisture damaged floor covering was observed in the kitchen in front of the refrigerator and in the entry hall by the front door. Noted for client's information.
17. Evidence of animal/ pest entry was observed in the attic. While no live rodents or pests were observed at the time of the inspection, it is beyond the scope of the home inspection to verify whether these have been removed from the home. Noted for client's information.
18. Specialized systems (irrigation, intercoms) are not within the scope of this inspection. Noted for the client's information.



**Photo 30**

**Limitations & Exclusions:** *This inspection was performed according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The inspection was not intended to be technically exhaustive and will not identify concealed or latent defects. Only built-in appliances are inspected. Any device that is shut down or lacks a fuel or power source was only visually inspected. Please refer to the Inspection Agreement for a complete list of limitations and excluded items.*