

Your Inspection Report

1234 Your House Dr
Your Town, TN

PREPARED FOR:

MR HOMEBUYER
MRS HOMEBUYER

INSPECTION DATE:

Monday, March 19, 2018

PREPARED BY:

Burley Harris



Quality Home Inspection
Quality is peace of mind.

Quality Home Inspection
1124 Belvedere Dr
Gallatin, TN 37066

615-681-3657
Tennessee License 1266

www.qualityhomeinspection.net
burleyharris0201@comcast.net



Burley R. Harris

Quality is peace of mind.



October 30, 2018

Dear Mr Homebuyer and Mrs Homebuyer,

RE: Report No. 1006, v.21
1234 Your House Dr
Your Town, TN

Thank you for choosing Quality Home Inspection to perform your Home Inspection. We trust the experience was useful, enjoyable and brought peace of mind. Our consulting service via telephone is available at no cost to you for as long as you own the home.

The accompanying report and the inspection are in accordance with the Standards of Practice for the State of Tennessee. Your reading the Standards of Practice will allow a clear understanding of what is included in your home inspection and the report as well as what is not part of a home inspection and report.

The client is the sole intended party for which this report has been compiled. Quality Home Inspection is not responsible for its use by unintended third parties.

Your report is a picture in time of the homes condition on a particular date. Home inspectors cannot forecast future happenings to the homes systems and cannot be held accountable for possible failure occurrences after the inspection. We will revisit and update the report should such an occurrence come to light.

Once more, thank you so much for selecting Quality Home Inspection to perform your home inspection

Sincerely,

Burley Harris
on behalf of
Quality Home Inspection

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INVOICE

October 30, 2018

Clients: Mr Homebuyer and Mrs Homebuyer

Report No. 1006, v.21

For inspection at:

1234 Your House Dr

Your Town, TN

on: Monday, March 19, 2018

\$0.00

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1124 Belvedere Dr
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AGREEMENT

1234 Your House Dr, Your Town, TN March 19, 2018

Report No. 1006, v.21

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PARTIES TO THE AGREEMENT

Company

Quality Home Inspection
1124 Belvedere Dr
Gallatin, TN 37066

Client

Mr Homebuyer

Client

Mrs Homebuyer

This is an agreement between Mr Homebuyer, Mrs Homebuyer and Quality Home Inspection.

Standard Agreement For Home Inspection

FEE AGREEMENT: In consideration of the promises and terms of this Standard Agreement for Home Inspection and Report (referred to herein as the Agreement), Client agrees to pay to Quality Home Inspection (Referred to herein as The Company), at or before the time of the inspection, a fee.

Additional fees will apply if client chooses to have a Re-Inspection. If client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

PURPOSE OF INSPECTION: The Company agrees to perform a limited visual survey of the readily accessible areas of the major systems of the referenced property at the inspection address and to provide a written report CONCERNING THE CONDITIONS AT THE TIME OF THE

INSPECTION ONLY. The Company shall NOT be required to move furniture, appliances, storage items or any other items for the purposes of this

inspection. Major systems to be inspected include: Central heating, central air conditioning (weather permitting), interior plumbing, electrical

system, roofing, siding, foundation, basement, insulation and ventilation. Detached structures are excluded. The inspection of the standard

components of such systems and the standards of conduct of the inspection shall be governed by the Tennessee Home Inspector Licensing Program

Standards Of Practice as written in Rules and Regulations, Section 0780-5-12.10, established on September 2006. A copy of the Standards has

been made available to the client and can be viewed at www.state.tn.us/commerce/boards/hic/index.html.

Any new defects should be reported to the Company. Inspector reserves the right to change the inspection report within 72

hours of the inspection. The inspection report is the inspectors opinion and conclusions of fact only, and the statement of condition contained

therein is not to be construed as definitive.

SCOPE OF THE INSPECTION & RISK ASSESSMENT: Client by signing this Agreement agrees and understands that visual inspections are

based on readily accessible and visual symptoms, clues, and red flags and as such, Company and Company's inspector cannot accurately or

completely assess risk, detect all flaws, predict all occurrences, or make assurances, warranties or guarantees. I

understand that the purpose of this

inspection is to reduce my risk in purchasing this property and not to eliminate risk altogether or to transfer any risk to the Company or Company's

inspector. The Company's inspector shall examine the property through visual means and normal user controls, without the use of mathematical

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sciences.

INSPECTION LIMITATIONS & EXCLUSIONS: Items and conditions which ARE NOT within the scope of the inspection shall include, but not be

limited to, the following: lead paint, formaldehyde, pesticides, treated lumber, mercury, carbon monoxide, asbestos, radon gas, toxic or flammable

materials, molds, fungi, other environmental hazards, household appliances, security and fire protections systems, humidifiers, paint, wallpaper and

other treatments to windows, interior walls, ceilings and floors, pest infestations, sprinkling systems, fuel storage and delivery, water softener, central

vacuum systems, telephone, intercom, or cable TV systems, antennae, lightning arrestors, trees and plants, playground equipment, swimming pools,

spas, recreational equipment, laundry equipment, functional efficiency of insulation, underground or internal drainage systems or non-visible

plumbing or utilities, systems which are shut down or otherwise secured, sewer systems or waste disposal systems, water quality, water wells, water

supply, solar heating systems and heating system accessories, retaining walls, driveways, or sidewalks. This inspection is not a zoning ordinance or

local building code compliance or design verification inspection. Any general comments about these systems, items, and conditions, even if placed

in the remark section of the written report, are informal only and DO NOT represent an inspection. The limitations and exclusions contained in the

Tennessee Home Inspector Licensing Program Standards Of Practice are incorporated herein by reference. The inspection will not include an

appraisal of the value or a survey of the property boundaries.

LIABILITY FOR DAMAGES: THE COMPANY DOES NOT ASSUME LIABILITY HEREUNDER, INCLUDING MISTAKES, OMISSIONS,

ERRORS OF JUDGMENT, OR CONSEQUENTIAL DAMAGES OR INJURIES, BEYOND THE COST OF THE INSPECTION. THE

INSPECTOR AND COMPANY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE SUBJECT PROPERTY RELATED TO THIS

INSPECTION. CLIENT AGREES THAT COMPANY WILL NOT BE HELD LIABLE FOR LOSS, DAMAGE, OR INJURY TO THE CLIENT

FROM ANY DEFECTS IN THE BUILDING AND IMPROVEMENTS INSPECTED. The parties agree that the company assumes no liability or

responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property

damage, consequential damage or bodily injury of any nature. If the company is found liable for any breach of this agreement or its performance

hereunder, then the extent of the company's liability is limited to the lesser of the agreed upon fee for the inspection or the clients actual damages.

The inspection and report are not intended to be considered as insurance or as a guarantee or warranty, expressed or implied, of the adequacy or

performance of structures, systems or their component parts. No warranty, expressed or implied as to the fitness for use or condition is made. This

liquidated damage clause shall be the clients exclusive remedy in the event of an alleged breach by the company. The client will notify the inspector

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of any incident giving rise to a claim within thirty (30) days following its discovery, and allow the inspector to examine the conditions prior to

clients performance of remedial repairs. This is a condition precedent to clients claim.

If the client sells, transfers, or allows this report to be used by others whose purpose is to rely upon it for purchase or selling decisions, the client

promises to indemnify and hold harmless the company for any damages claimed by those others.

2

FOR THE USE OF THE CLIENT ONLY: THE REPORT PROVIDED BY THE COMPANY TO THE CLIENT IS INTENDED FOR THE CLIENTS

USE AND BENEFIT ONLY. NO THIRD PARTY DISCLOSURE IS AUTHORIZED BY THE COMPANY. No other person or entity may rely on

the report issued pursuant to this Agreement. In the event that any person not a party to this Agreement makes any claim against the inspector or

Company, arising out of the services performed by the inspector or Company under this Agreement, the Client agrees to indemnify, defend and hold

harmless the inspector and Company from any and all damages, expenses, costs and attorney fees arising from such claim.

ARBITRATION: Any claim, controversy or dispute hereafter arising between the Client and the Company shall be decided by arbitration in

the courts of Sumner County, Tennessee. The inspection will be performed and judged

against the Tennessee Home Inspector Licensing Program Standards Of Practice. All inspections will be judged against a reasonably fair and

diligent inspection and not against results or occurrences. Notice of demand for Arbitration is to be filed in writing to the

Company within one (1) year of the date of this agreement or it is agreed that any claim will be waived. If a dispute is adjudicated by either civil lawsuit or arbitration, and the Company prevails, it is agreed by both parties that the Client shall pay for all expenses,

Items, components or units that can be repaired to satisfactory condition may not need replacement.

Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture,

equipment, soil, snow, or other items which obstruct access or visibility.

The home inspection and inspection report will be in accordance with the Standards of Practice promulgated by the commissioner of

the State of Tennessee Department of Commerce and Insurance, Division of Regulatory Boards.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. This Agreement

represents the entire agreement between the parties and there are no other agreements either written or oral between them. This

Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in

accordance with the laws of the State of Tennessee.

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Client or Representatives Signature Date

Quality Home Inspection

1124 Belvedere Dr

Gallatin, TN 37066

Ph: (615) 681-3657

I, Mr Homebuyer (Signature)_____ , (Date)_____ , have read, understood and accepted the terms of this agreement.

I, Mrs Homebuyer (Signature)_____ , (Date)_____ , have read, understood and accepted the terms of this agreement.

SUMMARY

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SUMMARY

ROOFING

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Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing, loose or torn

There is one torn shingle by the left side front dormer. Otherwise the roof appears to be in good condition. Have a roofing professional investigate and repair as necessary.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair

Time: Less than 1 year

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Damage

The drain waste vent cover at the rear of the home is cracked and torn. This is a potential leak path for moisture into the attic area. Have this repaired or a new boot installed as determined by a roofing professional or handyman which corrects this issue for you.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair or replace

Time: Immediate

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Clogged

The gutters are full of debris and water is standing. This debris should be cleaned out to avoid potential water intrusion into the interior of the home through the attic space. A good preventative maintenance practice is to clean your gutters twice a year.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Clean

Time: Immediate

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

The limbs from the tree in the right side yard are hanging over the roof. This has the potential to damage the roof in a major storm should any limbs fall from the tree. Have a tree service trim these limbs back from the roof and home at least one foot.

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Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building |

Material deterioration

Location: Right Side Exterior

Task: Remove

Time: Immediate

Structure

FLOORS \ Joists

Condition: • Notches or holes

It would be beneficial to have a structural engineer or company investigate this to see if some form of blocking should be installed at this notched installation for support because the joist is over notched. Follow there recommendations for any repairs or installations.

Implication(s): Weakened structure

Location: Crawl Space

Task: Further evaluation

Time: Immediate

ROOF FRAMING \ Collar ties/rafter ties

Condition: • Mechanical damage

This collar tie is cracked and should be replaced to avoid potential future issues should it break completely. A general contractor or handyman can replace this for you.

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Replace

Time: Less than 1 year

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Box not bonded to ground

The bonding bar is not installed in the neutral ground buss bar in the main electrical panel. This can lead to potential shock hazards. Have a licensed electrician investigate and repair as necessary.

Implication(s): Electric shock

Location: Right Side Exterior Wall

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Double taps

There are seven sets of double tapped neutrals in the sub-panel. This is a potential hazard. Each neutral wire should be under a single lug in this panel. A circuit can not be isolated with this type of double tap. Have a licensed electrician investigate and repair as necessary.

Implication(s): Fire hazard

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Location: Laundry Area Panel

Task: Repair

Time: Immediate

Heating

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • Inspect (and/sweep if needed) before using

The wood burning fireplace and chimney should be inspected (a level 2 inspection) and cleaned as necessary by a chimney sweep prior to use. NOTE: A carbon monoxide detector should be installed in the home when a wood burning fireplace, gas water heater and a gas HVAC unit are present for safety reasons.

Implication(s): Fire hazard

Location: Living Room

Task: Service clean

Time: Prior to use

Cooling & Heat Pump

AIR CONDITIONING \ Condensate drain line

Condition: • Improper discharge point

The condensate drain trap exits toward the homes foundation. Have your HVAC technician repair this condition so the condensate will drain away from the house and not toward it.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Right Side Yard

Task: Repair

Time: Immediate

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation - missing

The HVAC unit located in the right side yard has visual deterioration and missing insulation of the refrigerant line. This condition can reduce the efficiency of your cooling unit. Have your HVAC technician investigate and repair as necessary.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Right Side Yard

Task: Repair or replace

Time: Immediate

HEAT PUMP \ Life expectancy

Condition: • Near end of life expectancy

The heat pump unit is approximately 10 years old and is nearing the end of its life expectancy. Typical life expectancy is 10 to 15 years. Make plans for the replacement of the unit now so it will not be a burden when it is time. I recommend having a HVAC technician examine, clean and service this unit for you prior to use due to the age. It performed without issue on the day of inspection.

Implication(s): Reduced comfort

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Location: Right Side Yard

Task: Further evaluation

Time: Prior to use

Insulation and Ventilation

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • Not insulated

The pulldown stairs for attic access does not have insulation. Installing insulation at this opening will reduce your heating and cooling costs and not allow warm and cool conditioned air into the attic space.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Install

Time: Less than 1 year

FOUNDATION \ Crawlspace floor

Condition: • No vapor barrier

There are various areas in the crawl space which the earth floor is not covered by a vapor barrier. Have a barrier installed where necessary or spread out to cover the earth floor completely.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawl Space

Task: Install

Time: Less than 1 year

Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Combustible clearance

There is no clearance to combustible between various materials/debris and the gas water heater vent piping. There is a minimum clearance of inch on type B vent piping. Have a licensed plumber repair this installation miscue for you.

Implication(s): Fire hazard

Location: Attic

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Loose

The hose bibb located on the exterior wall at the rear of the home are not secured with fasteners. This loose condition can cause pipe damage when operating the hose bibb. Have a licensed plumber or handyman secure this hose bibb to the exterior wall.

Implication(s): Reduced system life expectancy

Location: Exterior Wall

Task: Repair

Time: Prior to use

SUMMARY

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Interior

EXHAUST FANS \ Duct

Condition: • Poor termination location

Both bathroom exhaust vent ducting exits into the attic area. The vents should exit to the exterior to avoid potential moisture intrusion into the attic space. Your general contractor, handyman or roofing company which installed this roof can assist in correcting this issue.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair

Time: Less than 1 year

APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

There is no vacuum break installed for the dishwasher drain line. This can allow gray water into the dishwasher and contaminate your clean dishes. Have your licensed plumber install a vacuum break or a high loop in the drain line to prevent possible gray water intrusion.

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Install

Time: Prior to use

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing, loose or torn

There is one torn shingle by the left side front dormer. Otherwise the roof appears to be in good condition. Have a roofing professional investigate and repair as necessary.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair

Time: Less than 1 year



Missing, loose or torn

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Damage

The drain waste vent cover at the rear of the home is cracked and torn. This is a potential leak path for moisture into the attic area. Have this repaired or a new boot installed as determined by a roofing professional or handyman which corrects this issue for you.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair or replace

Time: Immediate

ROOFING

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Damage



Damage

General Description

Sloped roofing material: • Composition shingles

Inspection Methods & Limitations

Inspection performed: • By walking on roof • From roof edge

Observations & Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Clogged

The gutters are full of debris and water is standing. This debris should be cleaned out to avoid potential water intrusion into the interior of the home through the attic space. A good preventative maintenance practice is to clean your gutters twice a year.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Clean

Time: Immediate



Clogged



Clogged

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

The limbs from the tree in the right side yard are hanging over the roof. This has the potential to damage the roof in a major storm should any limbs fall from the tree. Have a tree service trim these limbs back from the roof and home at least one foot.

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Right Side Exterior

Task: Remove

Time: Immediate

EXTERIOR

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Trees or shrubs too close to building

General Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Driveway: • Concrete • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Exterior steps: • Concrete • Brick • No performance issues were noted.

Inspection Methods & Limitations

Exterior inspected from: • Ground level

Observations & Recommendations

FLOORS \ Joists

Condition: • Notches or holes

It would be beneficial to have a structural engineer or company investigate this to see if some form of blocking should be installed at this notched installation for support because the joist is over notched. Follow there recommendations for any repairs or installations.

Implication(s): Weakened structure

Location: Crawl Space

Task: Further evaluation

Time: Immediate



Notches or holes

ROOF FRAMING \ Collar ties/rafter ties

Condition: • Mechanical damage

This collar tie is cracked and should be replaced to avoid potential future issues should it break completely. A general contractor or handyman can replace this for you.

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Replace

Time: Less than 1 year



Mechanical damage

General Description

Configuration: • Crawlspace

Foundation material: • Poured concrete • Masonry block

Floor construction: • Joists • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/roof joists • Oriented Strand Board (OSB) sheathing

Inspection Methods & Limitations

Crawlspace: • Entered and had full access

Percent of foundation not visible: • 10 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Box not bonded to ground

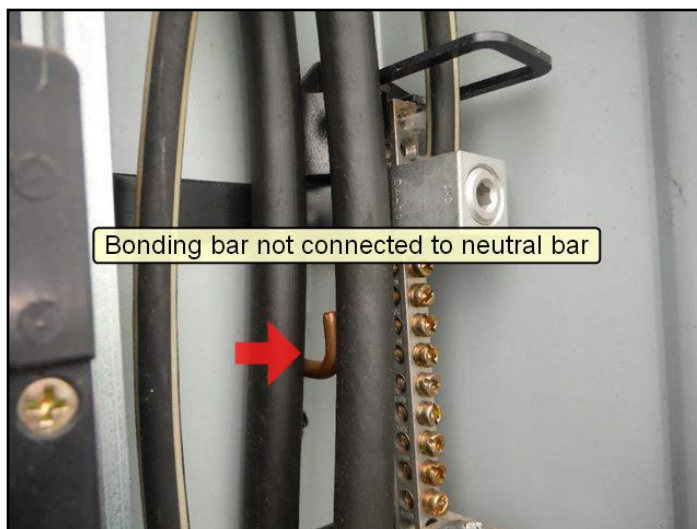
The bonding bar is not installed in the neutral ground buss bar in the main electrical panel. This can lead to potential shock hazards. Have a licensed electrician investigate and repair as necessary.

Implication(s): Electric shock

Location: Right Side Exterior Wall

Task: Repair

Time: Immediate



Box not bonded to ground

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Double taps

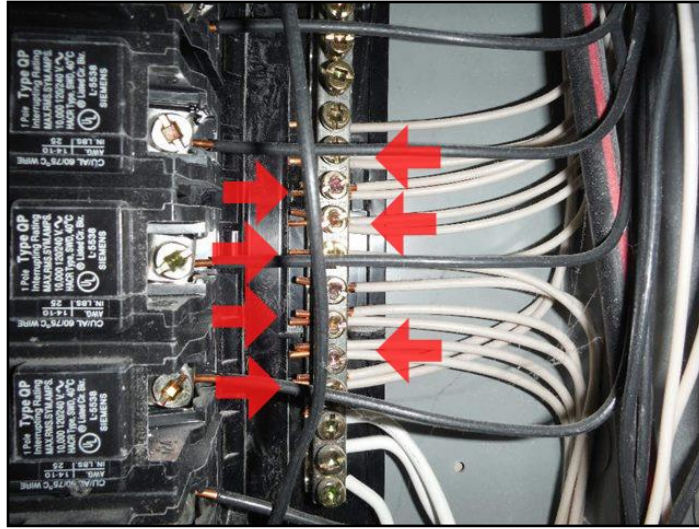
There are seven sets of double tapped neutrals in the sub-panel. This is a potential hazard. Each neutral wire should be under a single lug in this panel. A circuit can not be isolated with this type of double tap. Have a licensed electrician investigate and repair as necessary.

Implication(s): Fire hazard

Location: Laundry Area Panel

Task: Repair

Time: Immediate



Double taps

General Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - exterior wall

System grounding material and type: • Not visible

Auxiliary panel (subpanel) type and location: • Breakers - utility room

Auxiliary panel (subpanel) rating: • 150 Amps

Distribution wire material and type: • Copper to major appliances • Aluminum to sub-panel

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom and exterior • GFCI - garage • GFCI - kitchen • AFCI - panel

Smoke alarms (detectors): • Present

Inspection Methods & Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Observations & Recommendations

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • Inspect (and/sweep if needed) before using

The wood burning fireplace and chimney should be inspected (a level 2 inspection) and cleaned as necessary by a chimney sweep prior to use. NOTE: A carbon monoxide detector should be installed in the home when a wood burning fireplace, gas water heater and a gas HVAC unit are present for safety reasons.

Implication(s): Fire hazard

Location: Living Room

Task: Service clean

Time: Prior to use



Inspect (and/sweep if needed) before using



Inspect (and/sweep if needed) before using

General Description

System type: • Service Pack

Fuel/energy source: • Gas

Furnace manufacturer:

• Goodman

This unit is located in the right side yard.

Model number: GP010300701A Serial number: 0503053567

Heat distribution: • Ducts and registers

Approximate age: • 10 years

HEATING

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Inspection Methods & Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible • Not accessible

Observations & Recommendations

AIR CONDITIONING \ Condensate drain line

Condition: • Improper discharge point

The condensate drain trap exits toward the homes foundation. Have your HVAC technician repair this condition so the condensate will drain away from the house and not toward it.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Right Side Yard

Task: Repair

Time: Immediate



Improper discharge point

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation - missing

The HVAC unit located in the right side yard has visual deterioration and missing insulation of the refrigerant line. This condition can reduce the efficiency of your cooling unit. Have your HVAC technician investigate and repair as necessary.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Right Side Yard

Task: Repair or replace

Time: Immediate

COOLING & HEAT PUMP

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Missing insulation

HEAT PUMP \ Life expectancy

Condition: • Near end of life expectancy

The heat pump unit is approximately 10 years old and is nearing the end of its life expectancy. Typical life expectancy is 10 to 15 years. Make plans for the replacement of the unit now so it will not be a burden when it is time. I recommend having a HVAC technician examine, clean and service this unit for you prior to use due to the age. It performed without issue on the day of inspection.

Implication(s): Reduced comfort

Location: Right Side Yard

Task: Further evaluation

Time: Prior to use



Near end of life expectancy

COOLING & HEAT PUMP

1234 Your House Dr, Your Town, TN March 19, 2018

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General Description

Air conditioning type: • Air cooled

Manufacturer: • Goodman

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 10 to 15 years

Inspection Methods & Limitations

Heat gain calculations: • Not done as part of a building inspection

Observations & Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • Not insulated

The pulldown stairs for attic access does not have insulation. Installing insulation at this opening will reduce your heating and cooling costs and not allow warm and cool conditioned air into the attic space.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Install

Time: Less than 1 year



Not insulated

FOUNDATION \ Crawlspace floor

Condition: • No vapor barrier

There are various areas in the crawl space which the earth floor is not covered by a vapor barrier. Have a barrier installed where necessary or spread out to cover the earth floor completely.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawl Space

Task: Install

Time: Less than 1 year

INSULATION AND VENTILATION

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No vapor barrier

General Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-28

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation: • Roof and soffit vents

Crawlspace ventilation: • Wall Vents

Inspection Methods & Limitations

Attic inspection performed: • Entered and walked

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Observations & Recommendations

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Combustible clearance

There is no clearance to combustibles between various materials/debris and the gas water heater vent piping. There is a minimum clearance of inch on type B vent piping. Have a licensed plumber repair this installation miscue for you.

Implication(s): Fire hazard

Location: Attic

Task: Repair

Time: Immediate



Combustible clearance

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Loose

The hose bibb located on the exterior wall at the rear of the home are not secured with fasteners. This loose condition can cause pipe damage when operating the hose bibb. Have a licensed plumber or handyman secure this hose bibb to the exterior wall.

Implication(s): Reduced system life expectancy

Location: Exterior Wall

Task: Repair

Time: Prior to use



Loose

General Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Plastic

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Bradford White

Tank capacity: • 50 gallons

Water heater approximate age: • 5 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Gas piping: • Steel

Inspection Methods & Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • The performance of floor drains or clothes washing machine drains

Observations & Recommendations

EXHAUST FANS \ Duct

Condition: • Poor termination location

Both bathroom exhaust vent ducting exits into the attic area. The vents should exit to the exterior to avoid potential moisture intrusion into the attic space. Your general contractor, handyman or roofing company which installed this roof can assist in correcting this issue.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair

Time: Less than 1 year



Poor termination location



Poor termination location

APPLIANCES \ Dishwasher

Condition: • Backflow prevention missing

There is no vacuum break installed for the dishwasher drain line. This can allow gray water into the dishwasher and contaminate your clean dishes. Have your licensed plumber install a vacuum break or a high loop in the drain line to prevent possible gray water intrusion.

Implication(s): Contaminated drinking water

Location: Kitchen

Task: Install

Time: Prior to use



Backflow prevention missing

General Description

Major floor finishes: • Carpet • Ceramic • Engineered wood

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Metal-clad • Garage door - metal

Doors: • Inspected

Laundry facilities: • Washer box with drain

Laundry facilities: • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Inspection Methods & Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Garage door: • Tested • Inspected

Garage door opener: • Tested

INTERIOR

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END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS