Home Inspectors of Middle Tennessee, LLC

Inspection Report

Home Buyer

Property Address:
123 Any Street
TN

Home Inspectors of Middle Tennessee LLC

Forrest Anderson 1243
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Nashville, TN 37221
O 615-662-8199
M 615-974-7048
Tennessee License #2894

HomeGauge

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Date: 3/25/2025	**Time:**	**Report ID:**
Property: 123 Any Street TN	**Customer:** Home Buyer	**Real Estate Professional:**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Yes (Y) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Functional (FN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

No (N) = The answer to the corresponding inspection question is "No". Some additional comments may be made.

Maintenance Repair or Replace (MR) = The item, component or unit is not functioning as intended, or needs repair or maintenance by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

For purposes of this report, all directions (left, right, front, back,etc) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left or right and are taken as facing the object.

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need painting or caulking again within the first five years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder.

Standards of Practice:	**Client Is Present:**	**Age Of Home:**
NACHI National Association of Certified Home Inspectors	No	NEW CONSTRUCTION

Radon Test:	**Temperature:**	**Rain in last 3 days:**
No	Over 65	Yes

Weather:	**Ground/Soil Surface condition:**
Clear	Dry

1. DRIVEWAY, LANDSCAPING

The home inspector shall observe the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure.

		Y	FN	N	MR	NI
1.0	**DOES LANDSCAPE FAVOR PROPER DRAINAGE**	•				
1.1	**WALKWAY AND DRIVEWAY**		•			
1.2	**ANY INFREQUENTLY FOUND DISCOVERIES**	•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

DRIVEWAY:
CONCRETE

1.0 The lot appears to have adequate drainage to prevent water from ponding. Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a geotechnical engineer.

1.2 We have no way of inspecting irrigation systems. Irrigation system was not inspected by our company.

1.2 (Picture 1)

This home is equipped with a passive radon mitigation system. Radon evacuation plumbing is in place however no evacuation fan has been installed therefore system is inoperable.

1.2 (Picture 2)

We do not inspect exterior cooking equipment.

1.2 (Picture 3)

I was not able to test functionality of retractable screen/shade. Builder to confirm proper operation of component.

1.2 (Picture 4)

This is new construction and some items are "unfinished".

1.2 (Picture 5)

Some gas piping in this house includes TRACEPIPE, Gastite or other sheathed CSST (corrugated stainless steel tubing). There is no visible electrical bonding connection between the gas piping system and the electrical system, other than connections at the gas appliances that utilize the grounding connectors for the appliances. The lack of a strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. For safety, it is recommended that this installation be further investigated by a licensed electrical contractor. Visit http://www.csstsafety.com/CSST-solution.html for additional information.

1.2 (Picture 6)

The home inspector is not required to inspect geological, geotechnical, hydrological and/or soil conditions. Nor is the home inspector required to inspect erosion control and earth stabilization measures, sprinkler systems, drain fields, swimming pools, spas or sprinkler systems.

2. ROOFING, DRAINAGE, CHIMNEYS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We are not professional roofers. We do the our best to inspect the roof within the time allotted. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which is beyond the scope of our inspection. This inspection is not a guarantee that a roof leak in the future will not happen. We will not take responsibility for roof leaks that occur in the future.

		Y	FN	N	MR	NI
2.0	**ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING**			•		
2.1	**DOES THE ROOF COVERING APPEAR TO BE IN FUNCTIONAL CONDITION**				•	
2.2	**ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS**			•		
2.3	**FLASHINGS**				•	
2.4	**ROOF VENTILATION**		•			
2.5	**SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**				•	
2.6	**CONDITION OF RAIN GUTTERS**		•			
2.7	**ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY**				•	
2.8	**IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER**	•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

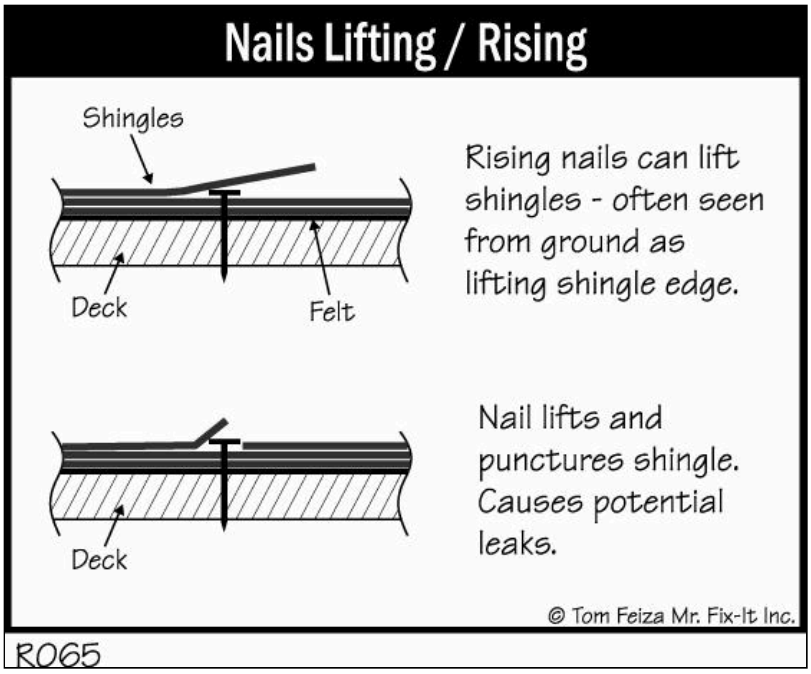
ROOF-TYPE:
GABLE
HIP
SHED

VIEWED ROOF FROM:
GROUND WITH BINOCULARS
INTERIOR WINDOWS
LADDER

ROOF COVERING:
ARCHITECTURAL
METAL

CHIMNEY:
STONE

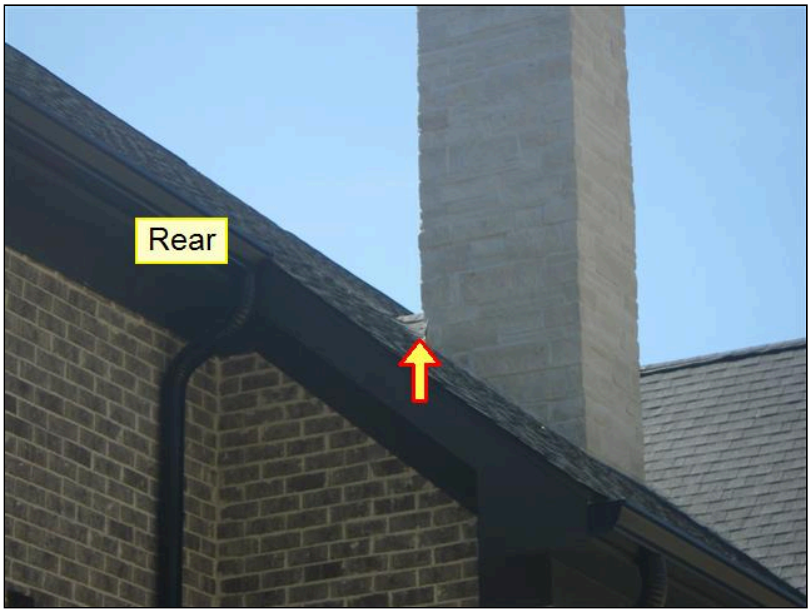
 **2.1** Nail pop present at pictured location. This is generally caused when the shingle nails are driven at an incorrect angle or the air nailer does not have enough pressure. If left unattended the nails can force through the shingles. Repairs needed.



2.1 (Picture 1)

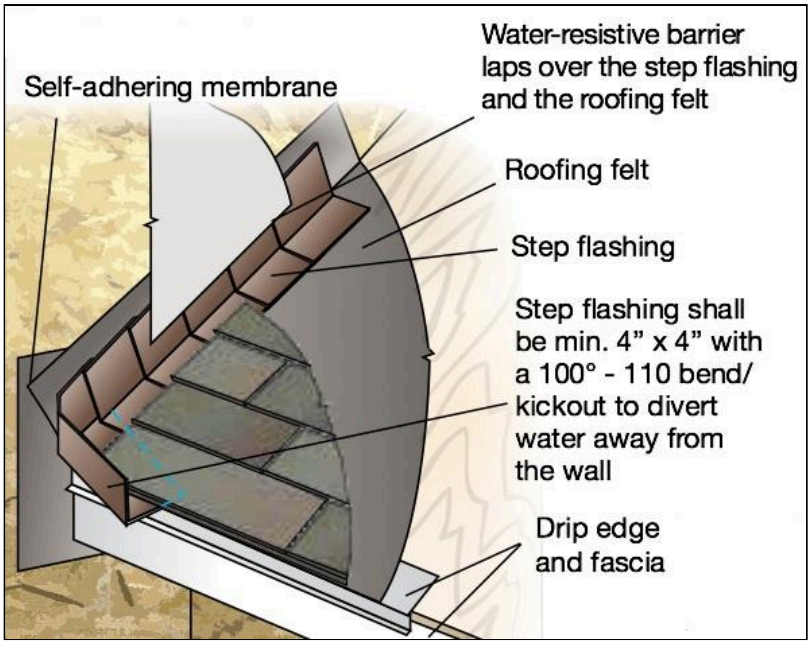
2.1 (Picture 2)

 Cricket for chimney appears undersized due to slope of roof. While I cannot confirm, I recommend ensuring with the builder this cricket is sufficient to divert water and prevent leakage.



2.1 (Picture 3)

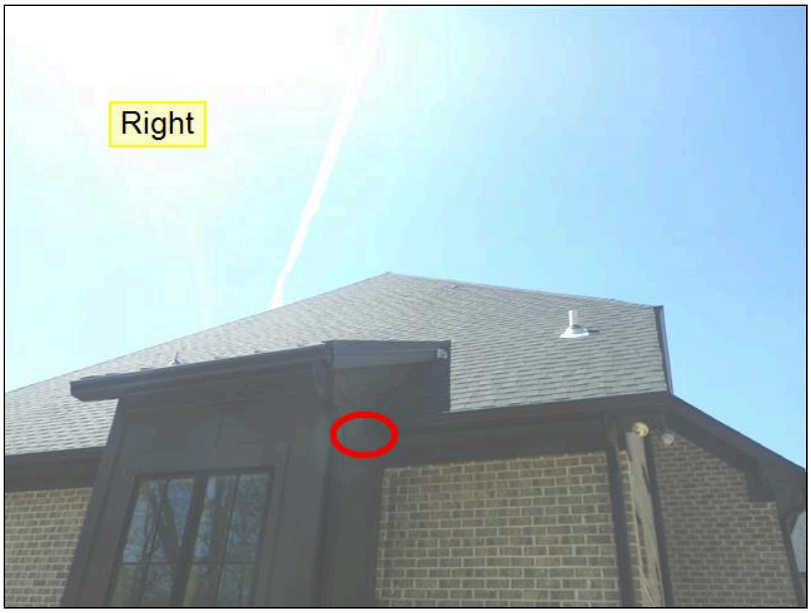
2.3 Kick out diverter flashing needed anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter. Recommend builder evaluate further and make repairs where needed. (Required since 2009)



2.3 (Picture 1)

2.3 (Picture 2)

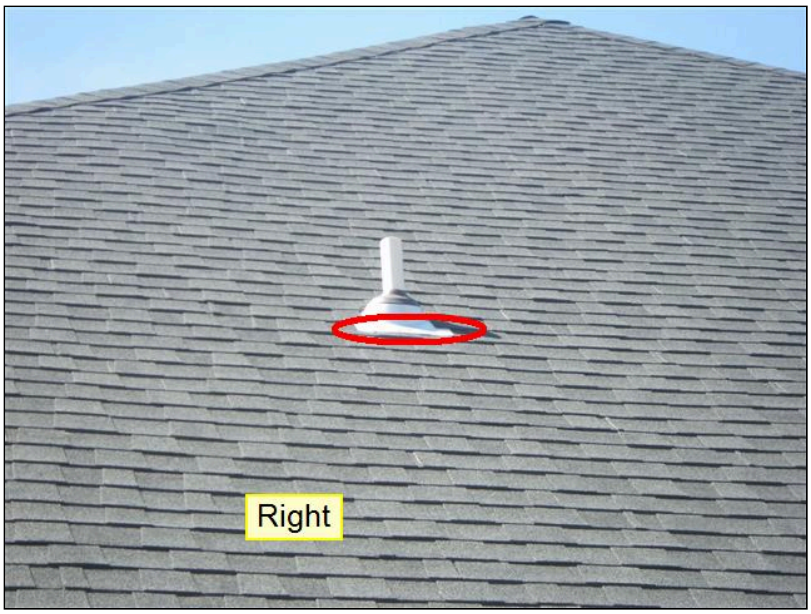
2.3 (Picture 3)



2.3 (Picture 4)

2.5 Nail penetrations are an obvious source of potential moisture intrusion. All exposed nail heads must be sealed as per most shingle manufacture installation guidelines. While repairs are being made I recommend builder inspect all roof penetrations.

2.5 (Picture 1)



2.5 (Picture 2)

2.7 FYI - It is recommended that the downspouts, which are connected to underground drain lines, be checked periodically to ensure the integrity of the drain lines. If the drain lines fail near the foundation storm water can be discharged against the foundation walls adversely affecting the home.

I did not find all termination points.

2.7 (Picture 1)

Landscape pop ups or screens at drain extensions need installing to prevent extensions from clogging.

2.7 (Picture 2)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. EAVE, SIDING, FOUNDATION WALLS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood

		Y	FN	N	MR	NI
3.0	**CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES**				•	
3.1	**CONDITION OF EXTERIOR WALL COVERINGS, FLASHING**				•	
3.2	**FOUNDATION WALLS AND MORTAR JOINTS (exterior)**				•	
3.3	**IS OUTSIDE ACCESS TO CRAWLSPACE OR BASEMENT RODENT RESISTANT**	•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected | **Y** | **FN** | **N** | **MR** | **NI**

Styles & Materials

SIDING MATERIAL:
BRICK VENEER
WOOD TRIM
CEMENT-FIBER
COMPOSITE TRIM

3.0 Gap at soffit is large enough for bird and insect entry. Correction needed.

3.0 (Picture 1)

3.1 The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection.

Counter flashing needed anywhere brick meets cement fiber board to prevent moisture intrusion. Builder to further evaluate and repair as needed. Not all locations pictured.

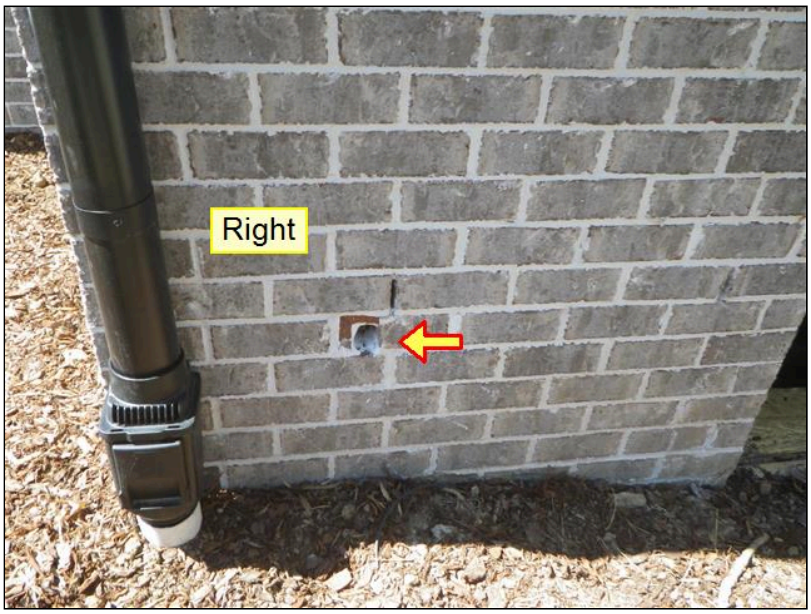
3.1 (Picture 1)

3.1 (Picture 2)

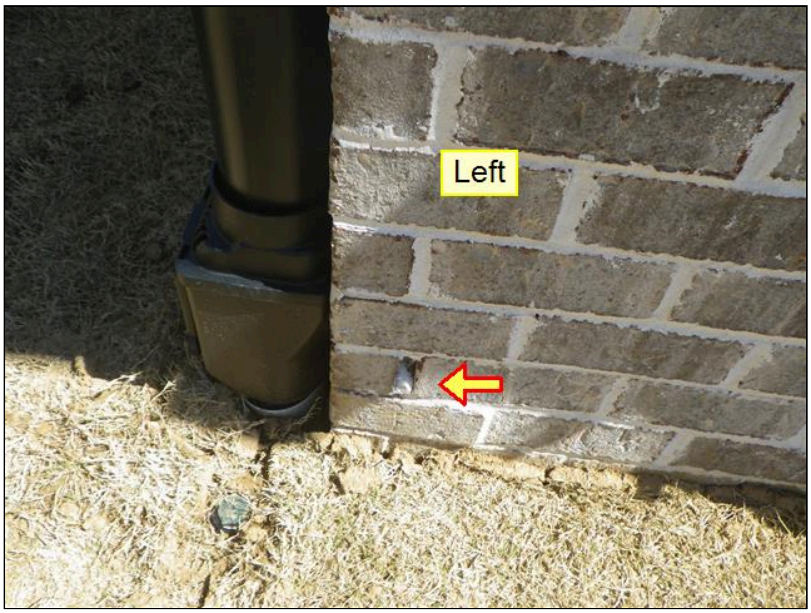
Ideally all light fixtures should be sealed to siding material with high quality silicone. Not all pictured.

3.1 (Picture 3)

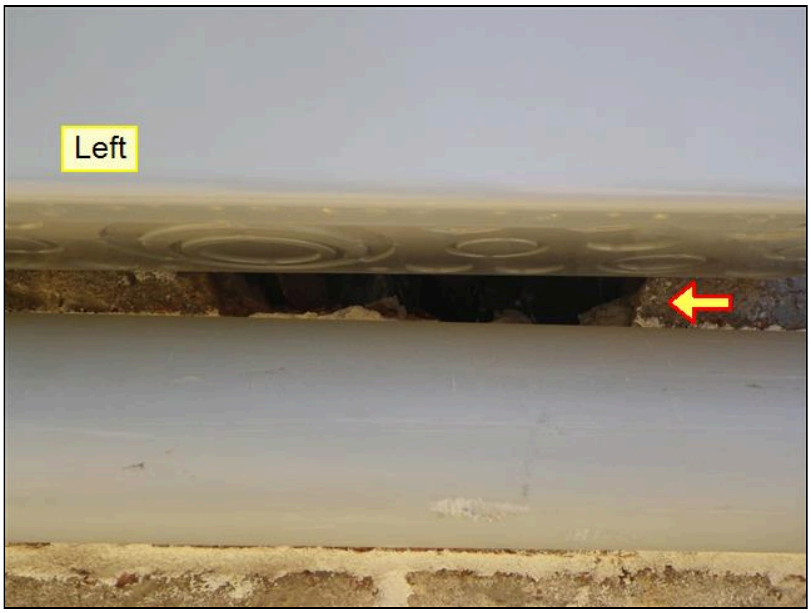
3.2 Masonry repair needed at the pictured areas. Builder to correct.



3.2 (Picture 1)

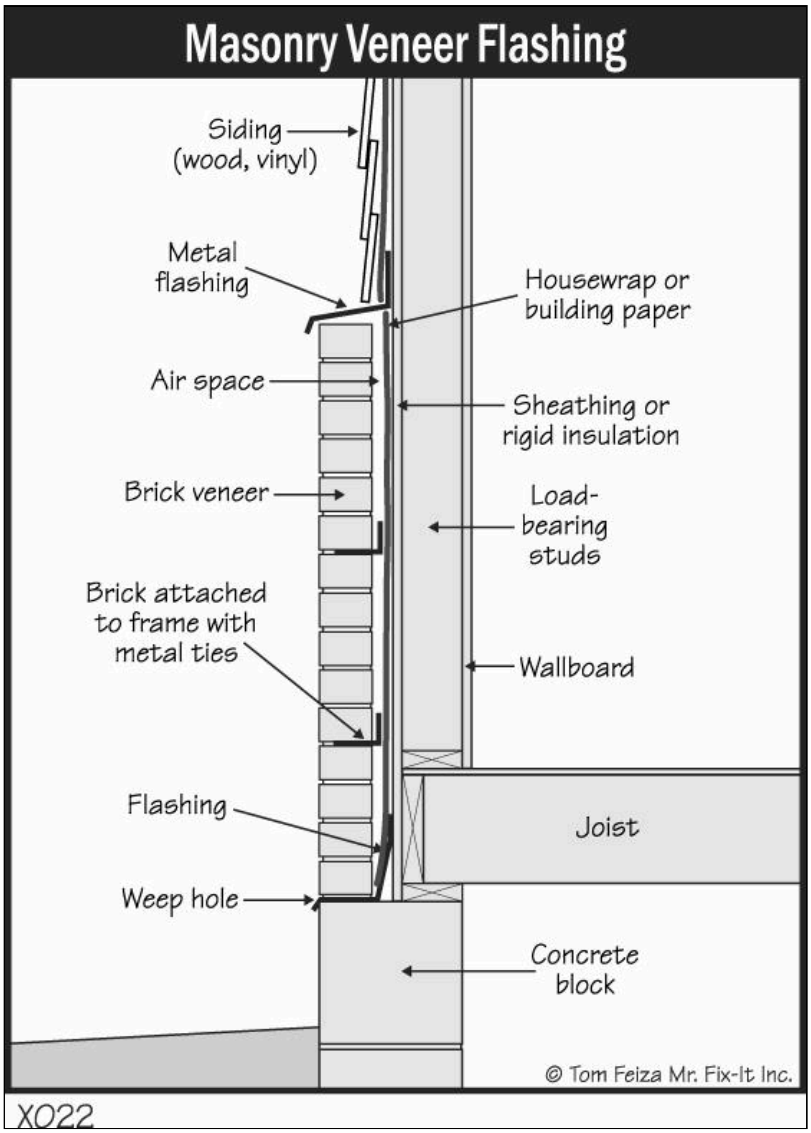


3.2 (Picture 2)



3.2 (Picture 3)

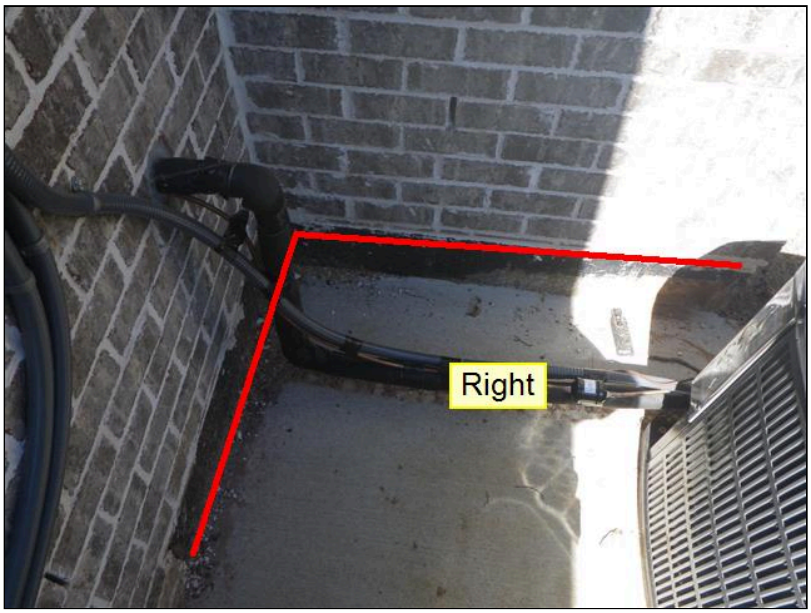
The 1995 CABO (Council of American Building Officials) and the 1994 Standard Building Code call for flashings and weep holes in masonry veneer. Weep holes were not installed on this home at some locations. Weep holes are intended to allow water to exfiltrate and air to infiltrate the wall cavity. Ideally weep holes should be provided in masonry veneer and in the outside wythe of the masonry walls at a maximum spacing of 4 feet on center by omitting mortar in the head joints. Weep holes should be located in the first course above the foundation wall or slab, and other points of support, including structural floors, shelf angles, and lintels above windows. Correction needed at all applicable locations.



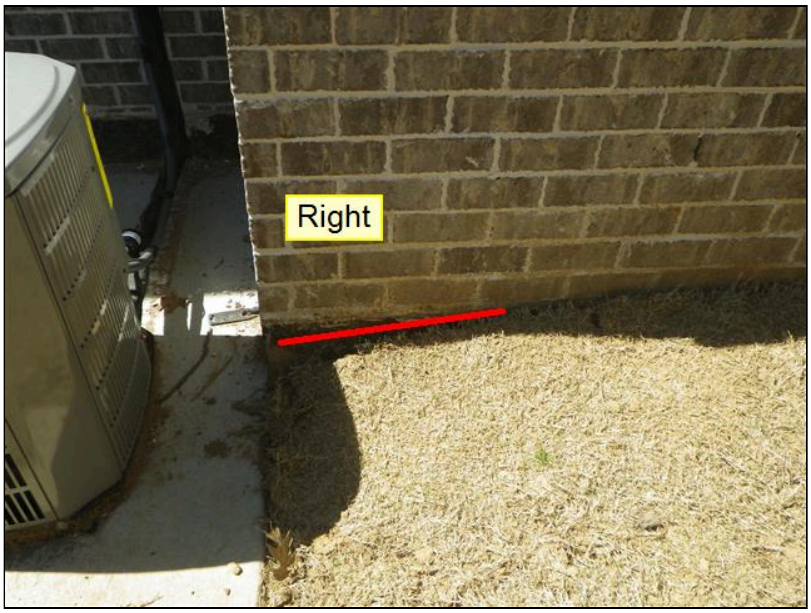
3.2 (Picture 4)

3.2 (Picture 5)

Masonry repair needed at pictured location where foundation block is visible. Builder to correct.



3.2 (Picture 6)



3.2 (Picture 7)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. DECKS, PORCHES, STEPS, RAILINGS

The home inspector shall observe all exterior doors, decks, stoops, steps, stairs, porches, railings; and report as in need of repair any spacings between intermittent balusters, spindles, or rails for steps, stairways, balconies and railings that permit the passage of an object greater than 4 inches in diameter.

		Y	FN	N	MR	NI
4.0	**WHAT IS THE CONDITION OF PORCH OR PATIO**		•			
4.1	**DECKS, STAIRS AND HANDRAILS OR BALCONIES**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

APPURTENANCE:
PORCH
SCREENED PORCH

The home inspector is not required to: inspector operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. The home inspector is not required to inspect items including Windows and door flashings, which are not visible or readily accessible from the ground, determine the integrity of the thermal window seals or damaged glass or inspect for safety type glass.While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. WINDOWS,DOORS

The home inspector shall observe all exterior doors and a representative number of Windows.

		Y	FN	N	MR	NI
5.0	**OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS**				•	
5.1	**SLIDING GLASS DOOR, PORCH OR PATIO DOORS**		•			
5.2	**CONDITION OF EXTERIOR ENTRY DOORS**				•	
5.3	**STORM DOOR AND SCREEN DOOR(S) CONDITION**		•			
5.4	**IS DOOR CHIME OPERATIONAL**	•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

ENTRY DOORS:
STEEL
FIBERGLASS
INSULATED GLASS
WOOD

WINDOWS:
WOOD

5.0 All windows set in brick need sealing at the exterior sill to prevent moisture intrusion. Builder to correct. Not all pictured.

5.0 (Picture 1)

5.0 (Picture 2)

5.2 Door hardware needs adjusting at pictured location.

5.2 (Picture 1)

All exposed threshold plates need sealing with silicone.

5.2 (Picture 2)

5.2 (Picture 3)

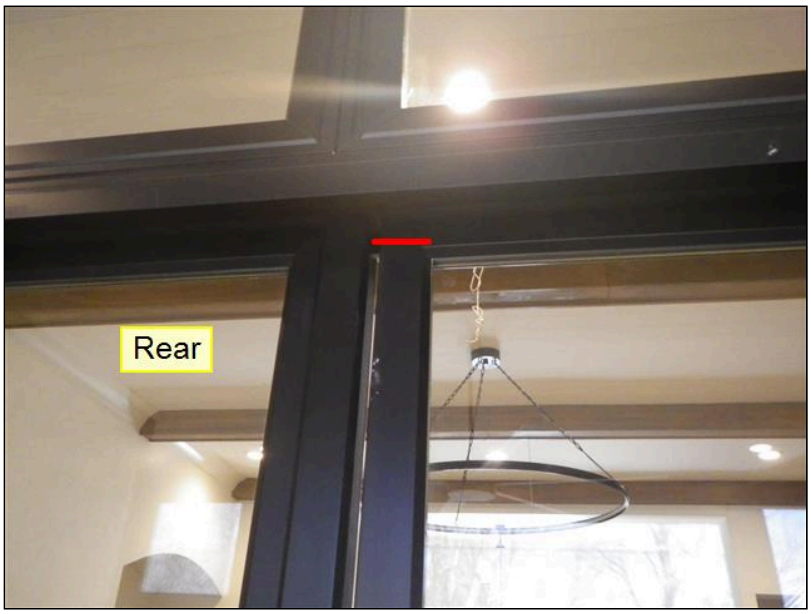
5.2 (Picture 4)

5.2 (Picture 5)

Pictured door would not open. Builder to correct.

5.2 (Picture 6)

Pictured door rubs and needs adjustment.



5.2 (Picture 7)

The home inspector is not required to inspect or operate screens, wood storm Windows, shutters or awnings. The home inspector is not required to inspect items including Windows and door flashings, which are not visible or readily accessible from the ground, determine the integrity of the thermal window seals or damaged glass or inspect for safety type glass. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. GARAGE

The inspector shall inspect garage doors and garage door openers by operating first by remote (if available), and then by installed automatic door control; and report as in need of repair any installed electronic sensors that are not operable were not installed at proper heights above the garage floor.

		Y	FN	N	MR	NI
6.0	GARAGE DOOR OPERATORS		•			
6.1	DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE	•				
6.2	CONDITION OF GARAGE DOOR		•			
6.3	FIRE RESISTANT SEPARATION WALLS, CEILINGS, AND DOORS BETWEEN A DWELLING UNIT AND AN ATTACHED GARAGE		•			
6.4	ANY EXPOSED WIRING ON CEILING LOWER THAN SEVEN FEET FROM GARAGE FLOOR			•		

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

TYPE:
THREE AUTOMATIC
GARAGE DOOR MATERIAL:
METAL
INSULATED
LIGHT INSERTS
OPENER MANUFACTURER:
CHAMBERLAIN

The inspector is not required to verify or certified safe operation of any auto-reverse or related safety function of a garage door; operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	FN	N	MR	NI
7.0	**WALLS**		•			
7.1	**CEILINGS**				•	
7.2	**FLOORS**		•			
7.3	**WINDOWS (Representative number)**		•			
7.4	**DOORS (Representative number)**				•	
7.5	**STEPS, STAIRWAYS, BALCONIES AND RAILINGS**		•			
7.6	**COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

FLOOR COVERING(S):
ENGINEERED HARDWOOD
CARPET
TILE

INTERIOR DOORS:
RAISED PANEL
SOLID
WOOD

COUNTERTOP:
GRANITE/QUARTZ

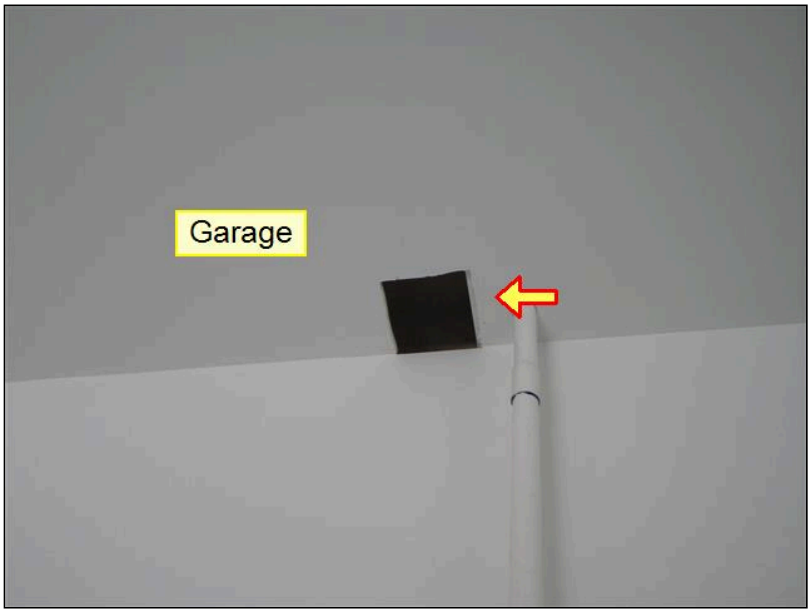
WINDOW TYPES:
FIXED
CASEMENT

CABINETRY:
LAMINATE

WALL MATERIAL:
DRYWALL
PANELING

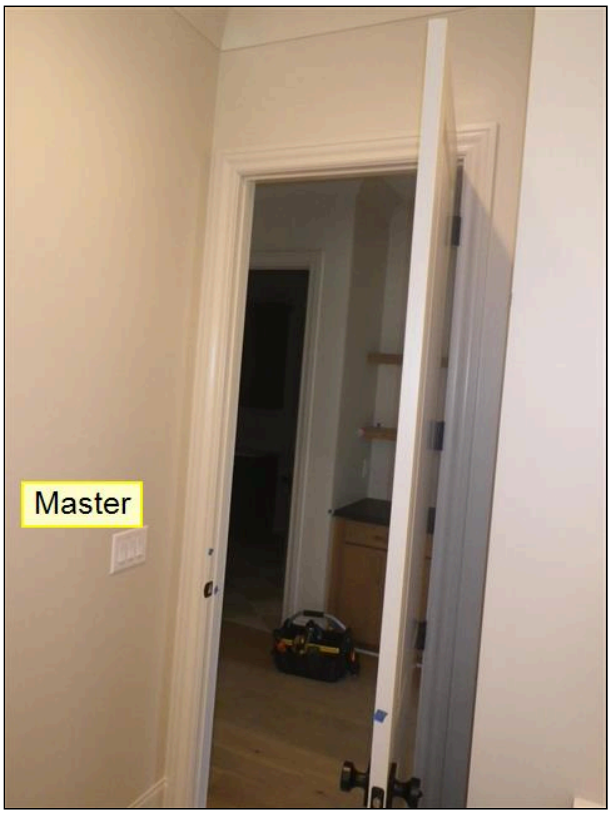
CEILING MATERIALS:
DRYWALL

7.1 Builder to patch opening in drywall.



7.1 (Picture 1)

7.4 Pictured door needs to be adjusted to prevent swinging open/close.



7.4 (Picture 1)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		Y	FN	N	MR	NI
8.0	**SERVICE ENTRANCE CONDUCTORS**		•			
8.1	**SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**		•			
8.2	**BOND WIRE FROM ELEC PANEL TO METAL PIPING**					•
8.3	**DOES THE METERBASE HAVE A GROUND WIRE AND ROD**	•				
8.4	**CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)**				•	
8.5	**ARE THE CIRCUITS OR FUSES LABELED CLEARLY**	•				
8.6	**ARE THE CIRCUIT BREAKERS COMPATIBLE WITH THE PANEL**	•				
8.7	**CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**				•	
8.8	**LOCATION OF MAIN AND DISTRIBUTION PANELS**		•			
8.9	**ARE SMOKE DETECTORS PRESENT IN HOME**	•				
8.10	**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**		•			
8.11	**POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

ELECTRICAL CONDUCTORS:
120/240 VOLT
BELOW GROUND
ALUMINUM

PANEL CAPACITY:
(2) 200 AMP
SERVICE PANEL

ELEC. PANEL MANUFACTURER:
SIEMENS

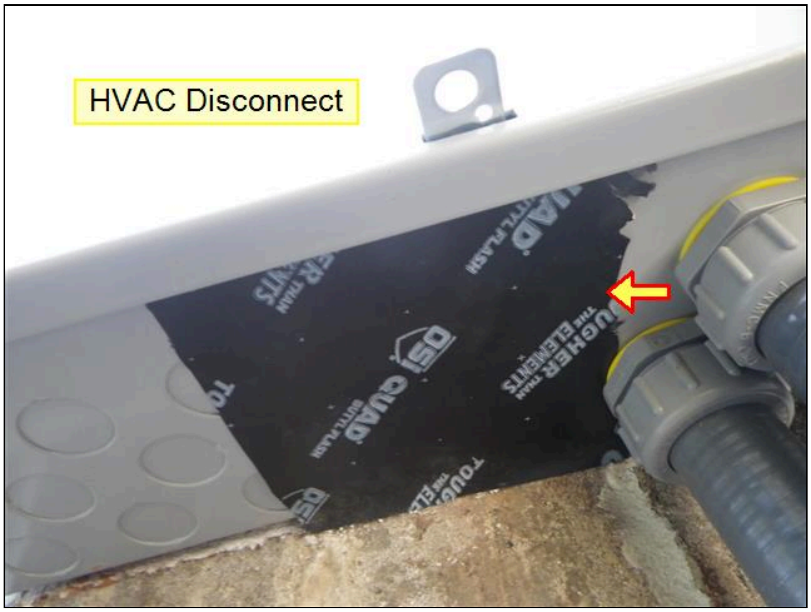
PANEL TYPE:
CIRCUITS

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
ROMEX

8.2 Did not locate bond wire. That does not mean one is not present, but possibly that I simply couldn't find it. Recommend consulting the builder regarding location.

8.4 Knock out seals needed in lieu of tape as this is a temporary solution. Builder to correct.



8.4 (Picture 1)

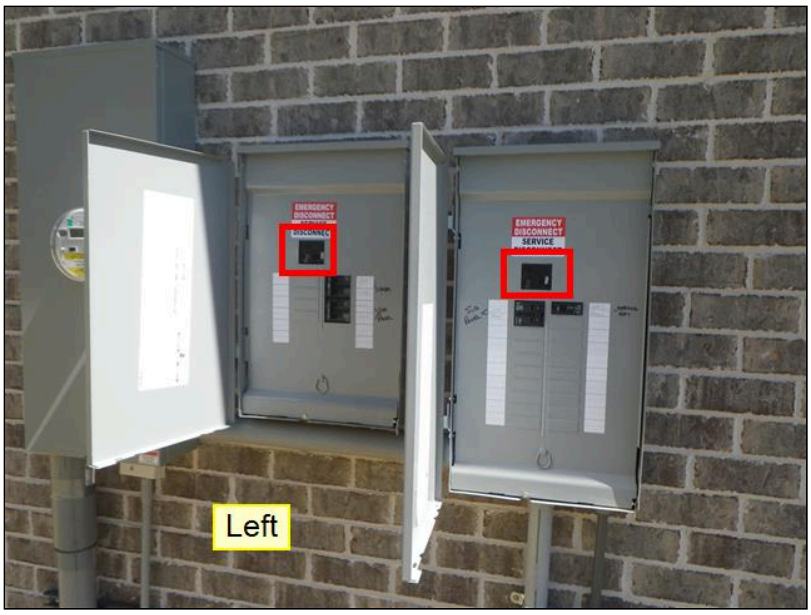
8.7 I was unable to get the pictured fan to spin during the inspection. Correction needed.

8.7 (Picture 1)

Missing bulb. Correction needed.

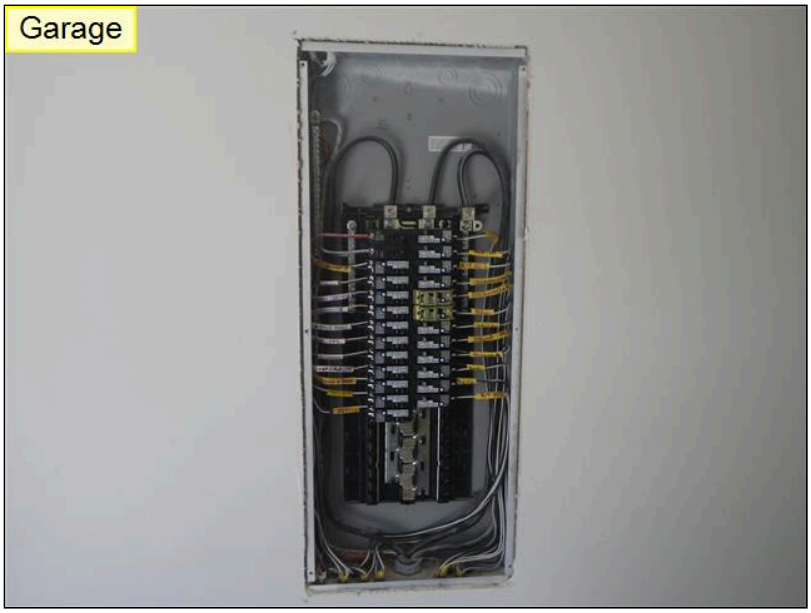
8.7 (Picture 2)

8.8 FYI - Main disconnects (shut-offs) are outside at meter base. Main panel boxes are located in the garage and attic.



8.8 (Picture 1)

8.8 (Picture 2)



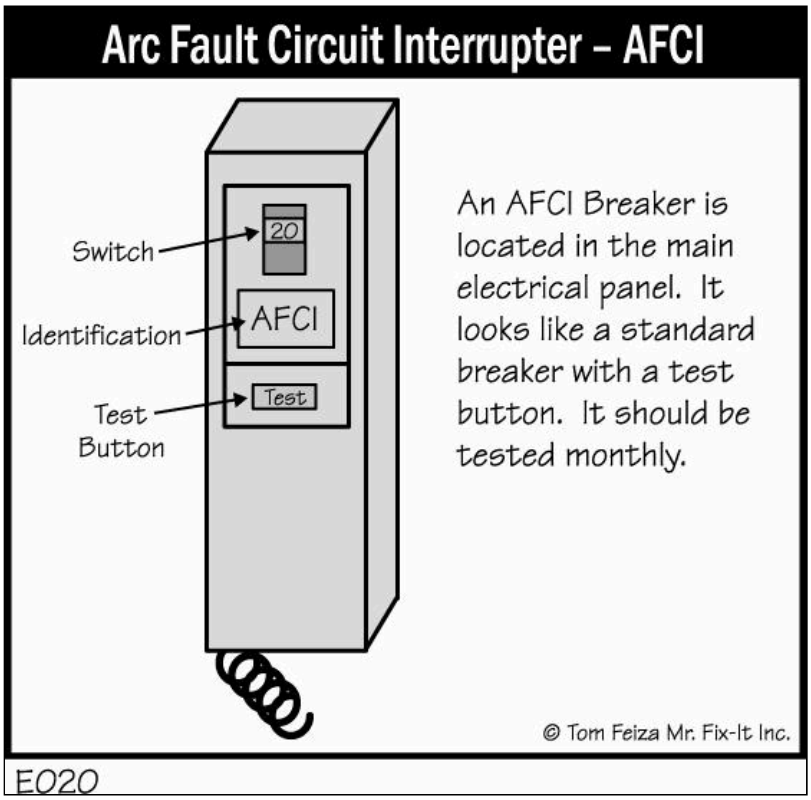
8.8 (Picture 3)

8.8 (Picture 4)

8.8 (Picture 5)

8.9 Recommend testing all smoke and carbon monoxide detectors, and replacing batteries upon moving in. Recommend installation of carbon monoxide detectors according to manufacturers recommendations if not present.

8.10 FYI - This home is equipped with arc fault circuit interrupters which, according to the manufacturer, should be tested monthly to protect against electrical arcing faults. Directions for testing should be located inside the main panel box cover. AFCI's were manually tested at the panel.



8.10 (Picture 1)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. HEATING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	FN	N	MR	NI
9.0	**THERMOSTATS CONDITION**		•			
9.1	**HEATING EQUIPMENT**		•			
9.2	**NORMAL OPERATING CONTROLS**		•			
9.3	**HEAT DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers)**				•	
9.4	**PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**		•			
9.5	**COMBUSTION AIR SUPPLY**		•			
9.6	**AUTOMATIC SAFETY CONTROLS**		•			
9.7	**CHIMNEYS, FLUES AND VENTS (FOR FURNACE)**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

Styles & Materials

HEAT SYSTEM BRAND:
AMERICAN STANDARD

PACKAGE UNIT BRAND:
AMERICAN STANDARD

DATE OF MFG::
2024

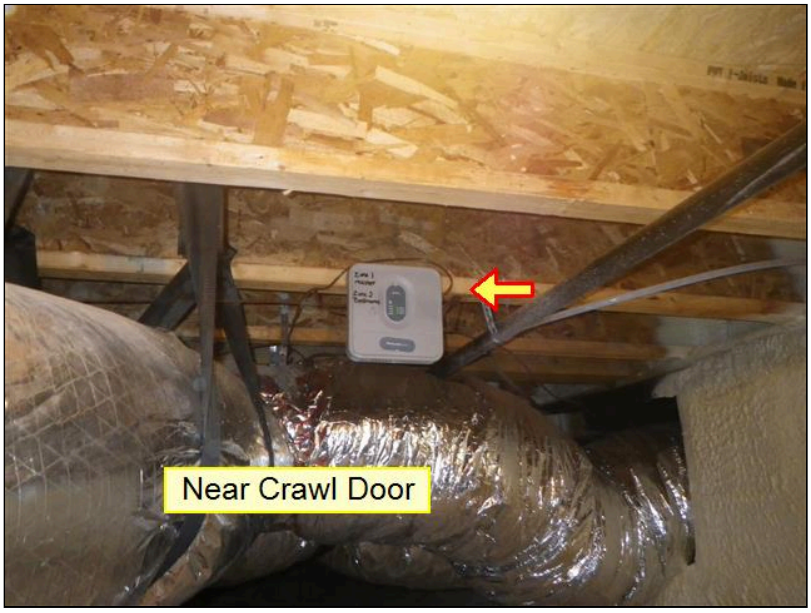
NUMBER OF HEAT SYSTEMS (excluding wood):
THREE

FUEL SOURCE:
GAS

HEAT TYPE:
FORCED AIR

FILTER TYPE:
DISPOSABLE

9.0 FYI - There is a multi zone system in place meaning thermostats are located at different areas controlling the same units. Suggest consulting owners manual for proper operating guidelines.



9.0 (Picture 1)

9.1 Ambient air test was performed by using digital thermometers on air handlers of heating units to determine if the difference in temperatures of the supply and return air are between 20 degrees and 40 degrees which indicates unit is heating as intended. Readings were satisfactory.

9.3 Ductwork configuration exist which is prone to experience moisture problems. The supply duct at pictured location (located in the crawlspace) terminates at the subfloor and discharges air into the "toe space" below the cabinet, which acts as a plenum. The air is then discharged into the room via a vertically mounted air register or small gap located below the cabinet. The configuration allows for cold supply air (55-60 degrees) to be trapped under the cabinet and blow directly onto the adjacent subfloor, thereby cooling the subfloor to below the dew point temperature of the air located in the crawlspace, resulting in the formulation of condensation and subsequent potential fungal growth. We recommend supply duct work at these locations be

directly connected to a floor register therefore eliminating the above condensation concern.

9.3 (Picture 1)

9.3 (Picture 2)

Damaged duct insulation in crawlspace needs repairing by builder.

9.3 (Picture 3)

9.3 (Picture 4)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. CENTRAL AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	FN	N	MR	NI
10.0	**THERMOSTATS CONDITION**		•			
10.1	**COOLING AND AIR HANDLER EQUIPMENT**		•			
10.2	**NORMAL OPERATING CONTROLS**		•			
10.3	**CONDENSATION LINE OR PUMP'S CONDITION**				•	
10.4	**DISTRIBUTION SYSTEMS (including ducts and piping, supports, insulation, air filters, registers)**		•			
10.5	**PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

CENTRAL AIR MANUFACTURER:
AMERICAN STANDARD

DATE OF MFG::
2024

NUMBER OF A/C UNITS:
THREE

10.1 Cooling differential test was performed on all cooling units using a digital temperature gauge. Readings were within satisfactory range. (14 to 22 degrees difference between supply and return)

10.3 Condensation lines should not be terminating under ground as this can cause the lines to back up which will cause failure or damage to the unit. Correction needed. A condensation pit or well may also be considered. These are generally 8 to 10 inches deep filled half with gravel and are located at condensation line termination points.

No visible trap on this line. It may be underground if not builder should correct as required.

10.3 (Picture 1)

10.3 (Picture 2)

Additional clearance recommended at pictured condensation line to prevent the line from becoming clogged.

A condensation pit or well may be considered here. These are generally eight to 10 inches deep filled half with gravel and are located at condensation line termination points.

10.3 (Picture 3)

10.3 (Picture 4)

Recommend extending condensation and/or overflow lines at least six feet away from home. These lines carry large volumes of water during high use periods. A condensation pit or well may also be considered. These are generally eight to ten inches deep filled half with gravel and are located at condensation line termination points.

10.3 (Picture 5)

10.3 (Picture 6)

10.4 I recommend checking/changing filters on all return registers upon moving in.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. ATTIC AND ROOF STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		Y	FN	N	MR	NI
11.0	**IS THERE AN ATTIC ACCESS**	•				
11.1	**DO RAFTERS APPEAR TO BE IN GOOD CONDITION**				•	
11.2	**ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION**			•		
11.3	**ARE THERE ANY VISIBLE SIGNS OF DETERIORATION**			•		
11.4	**IS THERE ANY DEBRIS IN ATTIC**			•		

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

ATTIC INFO:
STORAGE
LIGHT IN ATTIC
DOOR ACCESS

ROOF STRUCTURE:
STICK-BUILT
SHEATHING
2 X 8 RAFTERS

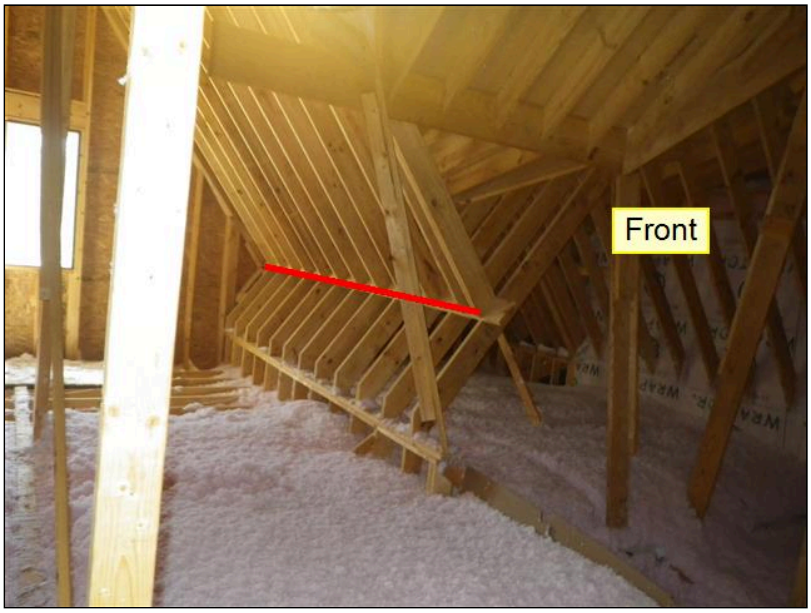
11.0 The entire attic area was not inspected due to limited and/or no accessibility in some areas.

11.1 We do not walk open rafters. This is an unsafe practice which can result in damage to the home or inspector.

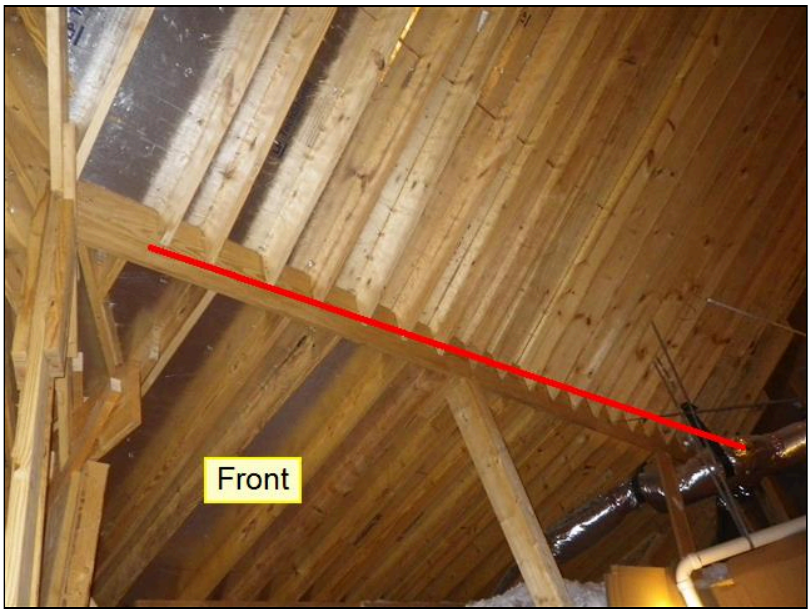
The installation of TechShield inhibits the inspection of the roof sheathing.

11.1 (Picture 1)

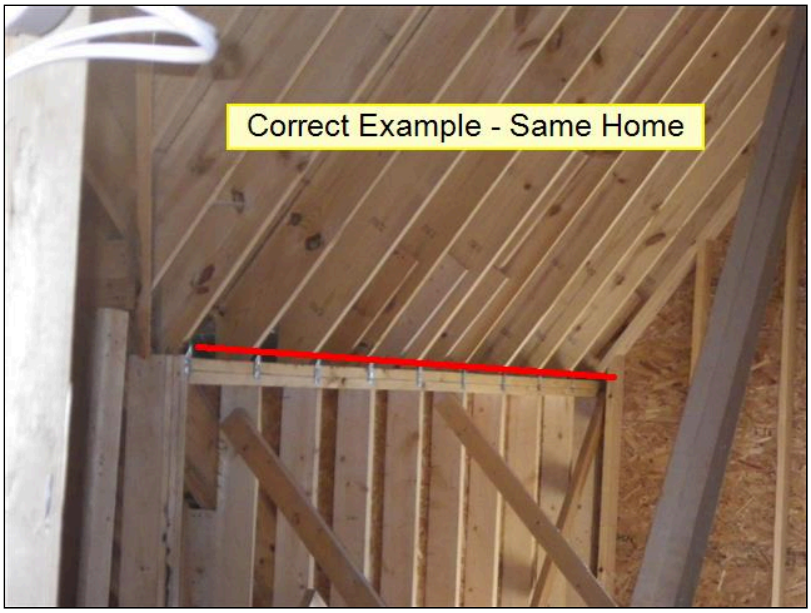
Numerous joists in the attic are missing strong ties that aid in supporting the joists at end cuts. Face nailing alone is not sufficient. Correction needed by builder.



11.1 (Picture 2)



11.1 (Picture 3)



11.1 (Picture 4)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		Y	FN	N	MR	NI
12.0	**ATTIC INSULATION (unfinished spaces)**		•			
12.1	**VENTILATION OF ATTIC**		•			
12.2	**VENTING SYSTEMS (Kitchens, baths and laundry)**		•			
12.3	**FOUNDATION/FLOOR INSULATION (unfinished spaces)**		•			
12.4	**FOUNDATION VENTILATION**				•	
12.5	**IS THERE A VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE**	•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

EXHAUST FAN TYPES:
FAN WITH LIGHT

ATTIC VENTILATION:
SOFFIT VENTS
RIDGE VENTS

DRYER VENT:
THROUGH FLOOR

ATTIC INSULATION:
BLOWN
BATT
FIBERGLASS
TECH SHIELD/
RADIANT BARRIER

R- VALUE:
R-38 OR BETTER

DRYER POWER SOURCE:
240 ELECTRIC

12.4 The home has an encapsulated crawlspace. We were unable to locate a conditioned air source or a dehumidifier to manage humidity levels. Foundation vents in this type of crawlspace are either non existent or often sealed over due to encapsulation. Crawlspace encapsulation requires either a conditioned air source, or the presence of a functioning dehumidifier. We recommend further inspection and possibly repair by the builder.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		Y	FN	N	MR	NI
13.0	**INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**				•	
13.1	**INTERIOR DRAIN, WASTE AND VENT SYSTEMS**		•			
13.2	**ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES**			•		
13.3	**FUNCTIONAL FLOW (water pressure and volume)**				•	
13.4	**WAS THE MAIN WATER VALVE LOCATED**	•				
13.5	**WATER HEATER**		•			
13.6	**IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR**	•				
13.7	**CONDITION OF VENT PIPE**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

MANUFACTURER:
NAVIEN

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

CAPACITY:
TANKLESS

DATE OF MFG::
2024

PLUMBING SUPPLY:
PEX

DISTRIBUTION:
PEX

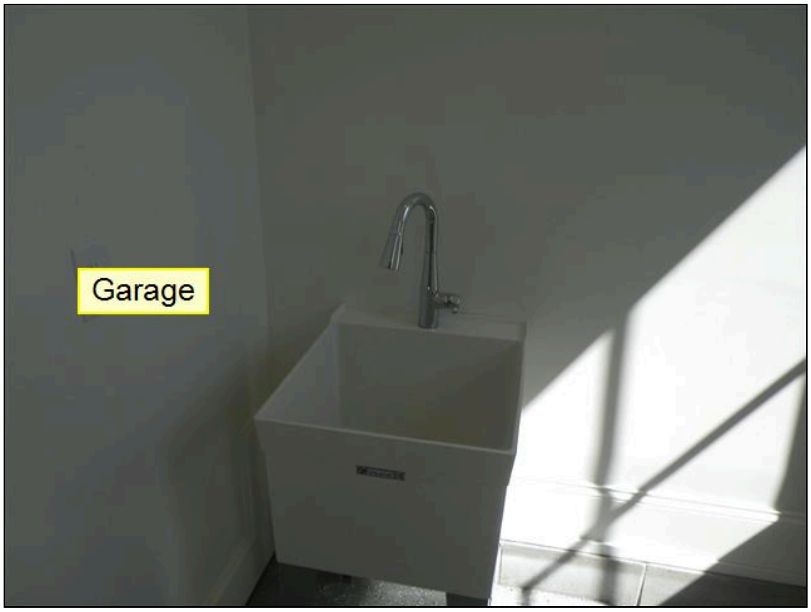
PLUMBING WASTE:
PVC

WATER SOURCE:
PUBLIC

CLOTHES WASHER DRAIN SIZE:
2" DIAMETER

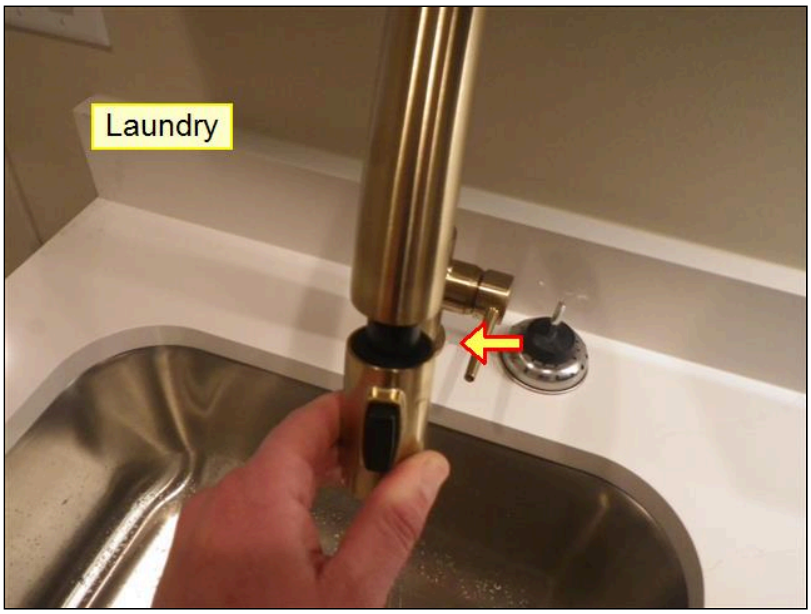
13.0 FYI - Black or gray rubber washing machine hoses are not pressure tested, prone to unexpected failure, and are one of the leading homeowner insurance claims. We highly advise braided stainless steel hoses.

Water off to pictured fixture. Builder to ensure proper functionality of component.



13.0 (Picture 1)

Pictured fixture spray nozzle does not extend properly. Adjustment needed.



13.0 (Picture 2)

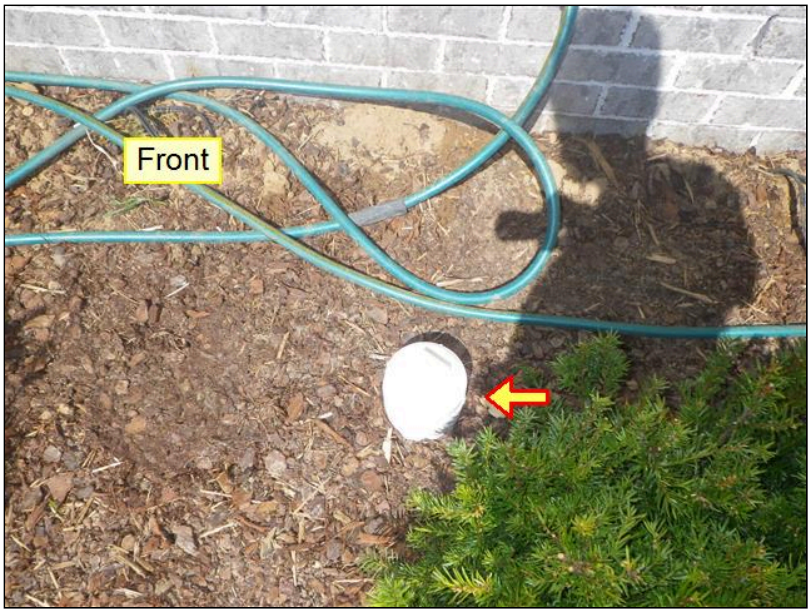
Water did not emit from master shower heads. Builder to further inspect and correct.

13.0 (Picture 3)

13.0 (Picture 4)

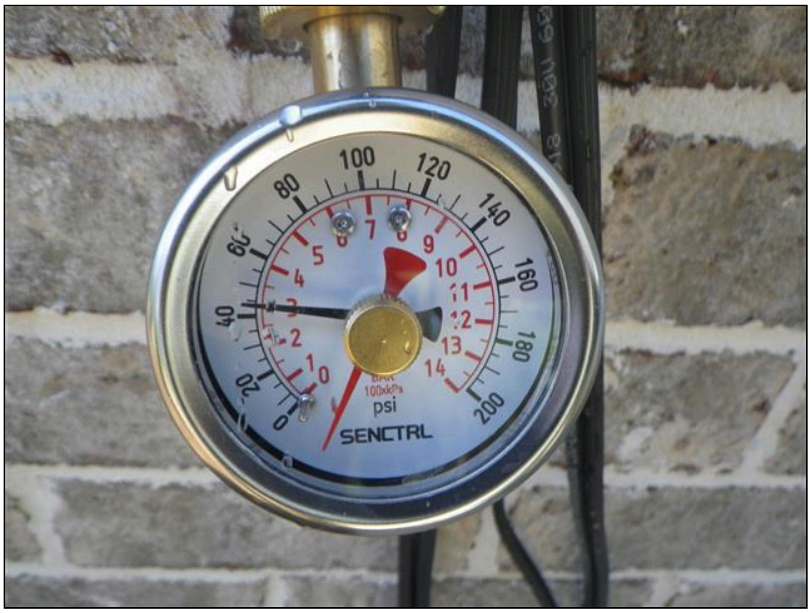
13.1 FYI - Any time the washing machine is installed on a floor level with or above another finished floor, a washer pan plumbed to exterior should be considered to prevent damage caused by an overflowing washer or leak.

13.2 FYI - Sewage clean out. Plumber can access this clean out in case of plumbing backup.



13.2 (Picture 1)

13.3 Water pressure at the time of the inspection was below 60 PSI. Ideal water pressure is between 60 and 80 PSI. Advise adjusting pressure reducing valve to attain more pressure.



13.3 (Picture 1)

13.4 FYI - See photo for location of main gas "Shut-Off" valve. The main gas shut off valve is located at the meter base. This is important to know in case of an emergency. Valve can be turned to the off position with an adjustable wrench by a lining up the holes in the meter valve.

13.4 (Picture 1)

FYI - The main shut-off is the white lever/knob at the water heater.

The bell shaped object is your water pressure regulator valve. This may can be adjusted to increase or decrease water pressure.

13.4 (Picture 2)

13.5 Hot water temperature at time of inspection was between 110-120 degrees. This is a safe operating temperature.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. FIREPLACES

The inspector shall inspect the fireplace, and open and close the damper door, if readily accessible and operable; hearth extensions and other permanently installed components; and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

		Y	FN	N	MR	NI
14.0	**FIREPLACE OR SOLID FUEL BURNING DEVICES**		•			
14.1	**CLEARANCE TO COMBUSTIBLES**		•			
14.2	**IS THERE A DAMPER**	•				
14.3	**CONDITION OF HEARTH, MANTLE AND WALL**		•			
14.4	**DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR**			•		
14.5	**WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END**			•		

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

FIREPLACES:
TWO

TYPES OF FIREPLACES:
VENTLESS GAS LOGS
VENTED GAS LOGS

14.0 NACHI (National Association of Certified Home Inspectors) as well as the State of Tennessee Home

Inspector Licensing Program discourage inspectors from lighting fireplace pilots, operating gas fireplaces or determining if gas is present, therefore these items are not performed on gas fireplaces. You may consider having the builder demonstrate proper use of the fireplace prior to closing.

Exterior fireplace.

Virtually all manufactured fireplace inserts are accompanied with a "Data Plate". Please read this "Data Plate" and operate your fireplace in accordance with the manufacturer's suggested guidelines. Failure to do so may result in a fire or damage to the fireplace.

Functions as intended.

14.0 (Picture 1)

The inspector is not required to inspect the flu or vent systems, the interior of chimneys or flues, fire doors or screens, seals and gaskets, or mantels. Nor is the inspector required to determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine adequacy of draft or draft characteristics or dismantle or remove any component.

15. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		Y	FN	N	MR	NI
15.0	**FOUNDATION WALLS**		•			
15.1	**FLOOR STRUCTURE**				•	
15.2	**GIRDERS, PIERS, COLUMNS AND SUPPORTS**				•	
15.3	**ARE THERE FOUNDATION VENTS OR WINDOWS**			•		
15.4	**ANY DEBRIS IN BASEMENT OR CRAWLSPACE**			•		
15.5	**ANY WET OR UNUSUALLY DAMP AREA**			•		
15.6	**WERE SOME AREAS OF BASEMENT OR CRAWLSPACE INACCESSIBLE**			•		

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

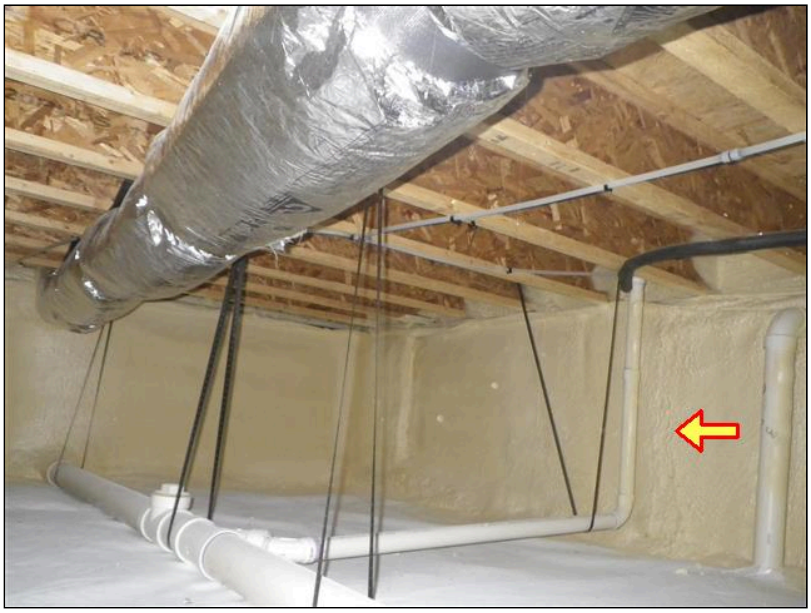
Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED

FOUNDATION:
CONCRETE PADS
MASONRY BLOCK
BLOCK PIERS

FLOOR STRUCTURE:
TRUS JOIST
WOOD GIRDERS
WOOD JOISTS
LAMINATED GIRDERS

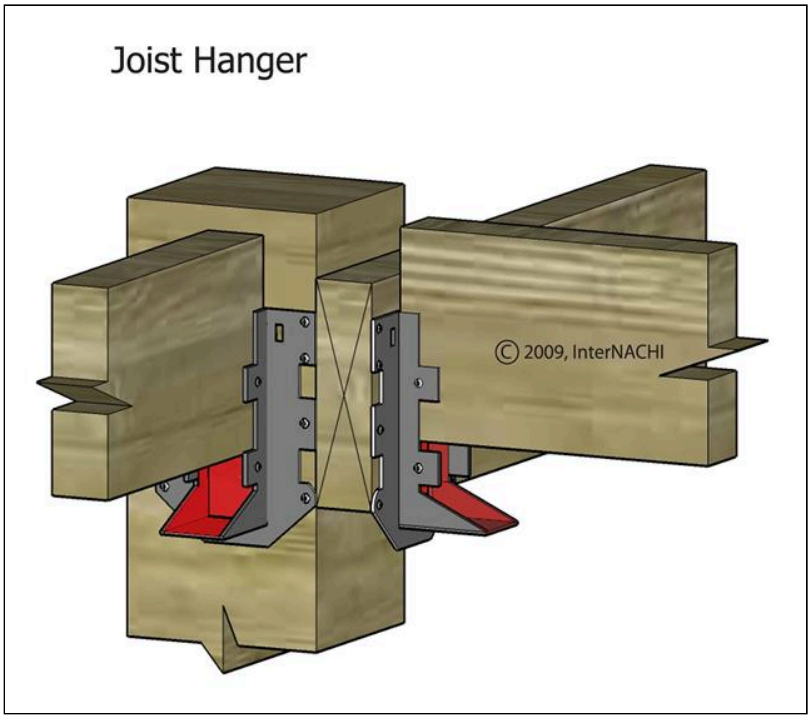
15.0 Most of the foundation wall, band joist and sill plate was not visible due to insulation.



15.0 (Picture 1)

15.1 Pictured floor joist is missing joist hanger. Face nailing alone is not sufficient. Recommend builder evaluate further and make appropriate repair.

15.1 (Picture 1)



15.1 (Picture 2)

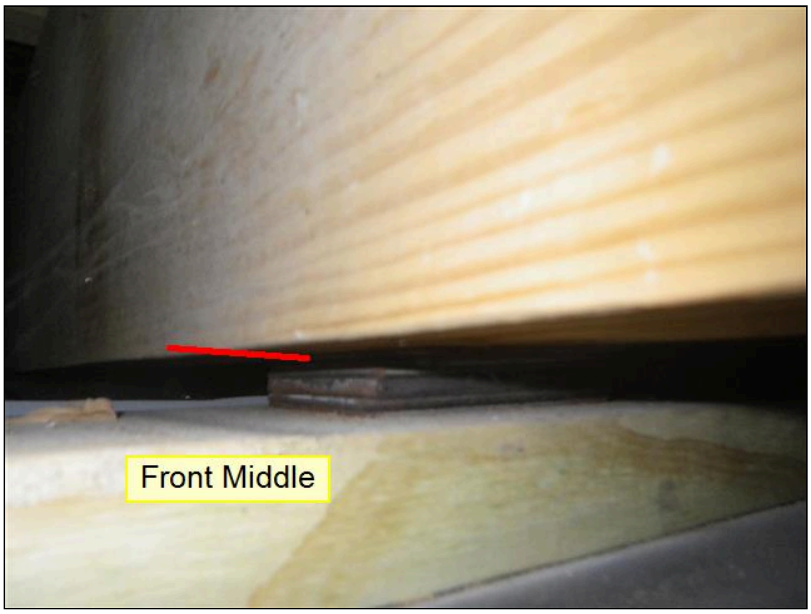
Truss joist installation guidelines indicate "do not cut or notch flange". Doing so weakens the joist. Pictured flange is damaged by tradesmen and needs repair or replace per manufacturers guidelines. Further evaluation and repair by builder is needed.

15.1 (Picture 3)

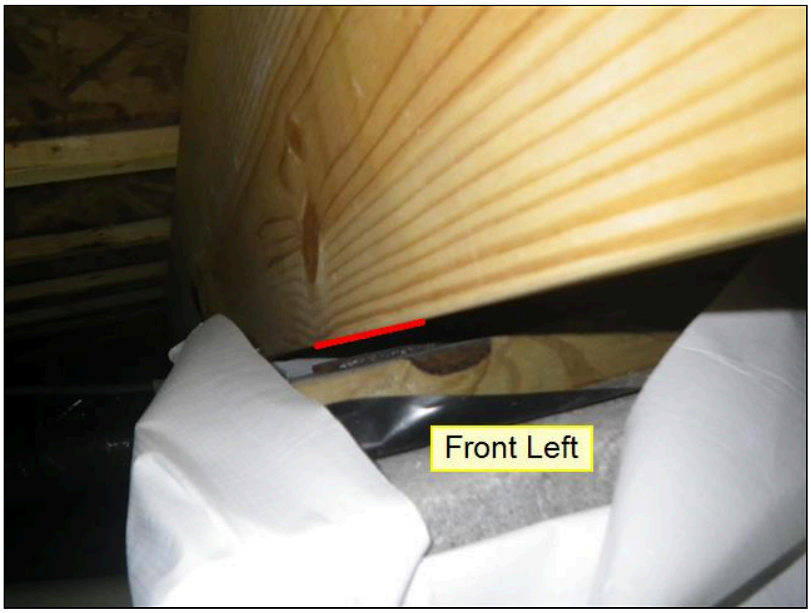
15.2 Piers are wrapped in vapor barrier. Unable to see most of the piers.

15.2 (Picture 1)

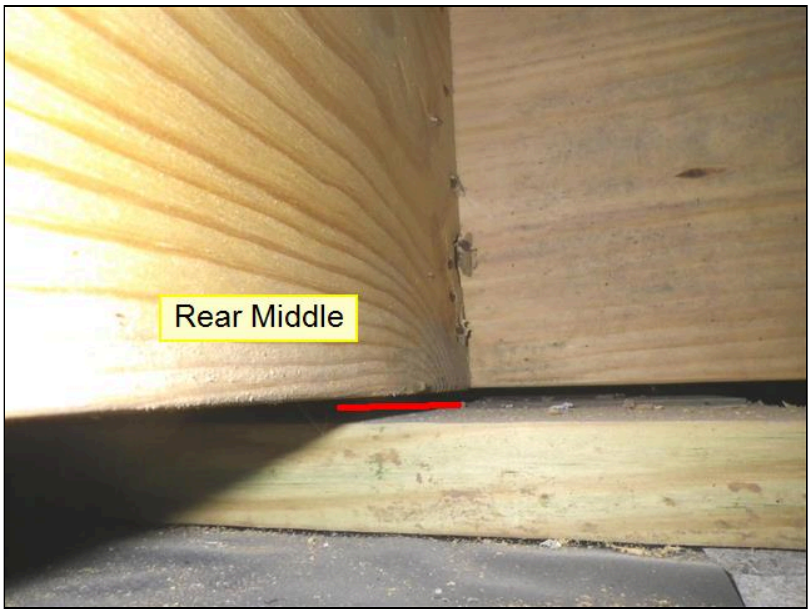
On several piers the shims supporting the girder on the piers are not properly placed to provide minimum 1 1/2" end bearing for all plies of the girders including both sides of splices in the girder plies. Builder should check all piers and add additional shims to the piers as necessary so that all plies of all girders have a minimum 1 1/2" of bearing on both sides of splices on each pier.



15.2 (Picture 2)

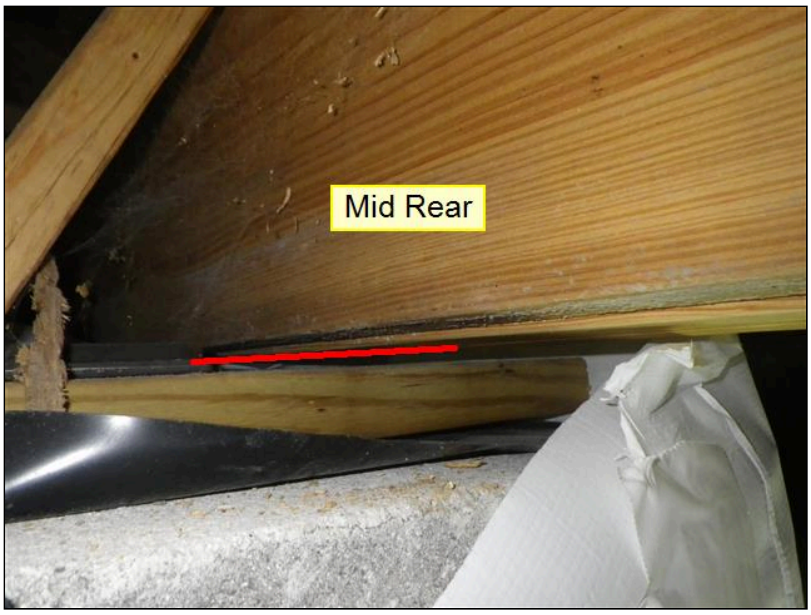


15.2 (Picture 3)



15.2 (Picture 4)

At least one pier in the crawl space is not shimmed to the adjacent girder. Proper shimming required to provide adequate support. While repairs are being made suggest all piers be reinspected and repaired if needed.



15.2 (Picture 5)

15.4 You should briefly inspect your crawlspace at least twice a year. Plumbing leaks do occur and other conditions can change as well. Being proactive may help reduce future repair cost.

15.5 In the short time of this inspection it is generally not possible to determine prior or future ground water penetration problems. Conditions that affect the structures dryness (weather, wind, and temperature) vary greatly during the course of the year. We recommend referring to the sellers disclosure to determine if there ever has been any water leakage, accumulation or dampness.

Crawl space entry door is at ground level. I recommend a drainage window well be installed with a layer of gravel a couple of inches below the bottom of the door to prevent water intrusion.

15.5 (Picture 1)

15.5 (Picture 2)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. BUILT-IN APPLIANCES

Appliances were not checked for safety recalls. Additional information regarding recalled appliances can be obtained at www.cpsc.gov/

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Appliances are prone to failure at any given time without notice. Appliances may fail shortly after a home inspection, possibly the next day. We cannot guarantee future performance of any appliance.

		Y	FN	N	MR	NI
16.0	**DISHWASHER**				•	
16.1	**RANGES/OVENS/COOKTOPS**		•			
16.2	**FOOD WASTE DISPOSER**		•			
16.3	**BUILT IN MICROWAVE**		•			
16.4	**RANGE HOOD**				•	
16.5	**REFRIGERATOR**		•			
16.6	**WINE COOLER**		•			
16.7	**ICE MAKER**		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected **Y FN N MR NI**

Styles & Materials

DISHWASHER:
MONOGRAM
REFRIGERATOR:
MONOGRAM
RANGE/OVEN:
MONOGRAM
DISPOSER:
IN SINK ERATOR
BUILT-IN MICROWAVE:
GENERAL ELECTRIC
EXHAUST/RANGE HOOD:
UNKNOWN BRAND
VENTED
WINE COOLER:
ZEPHYR
ICE MAKER:
TRU

16.0 Dishwasher doors do not stay open on there own. Adjustment needed by builder.

16.0 (Picture 1)

16.0 (Picture 2)

16.4 No power to vent hood at time of inspection. Builder to confirm proper operation of appliance.

16.4 (Picture 1)

Summary

Home Inspectors of Middle Tennessee LLC

Forrest Anderson
6017 Bethany Blvd.
Nashville, TN 37221
O 615-662-8199
M 615-974-7048
Tennessee License #2894

Customer
Home Buyer

Property Address:
123 Any Street
TN

The following items or discoveries indicate that these systems and/ or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a licensed specialist prior to close of escrow, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

We are proud of our services and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the property to alert you to significant defects or adverse conditions.However, we may not have tested every outlet,and operated every widow and door, or identified every problem. Our inspection is visual, latent items can exist. Our inspection is a visual report on the general condition of the property at a given time. As a homeowner you should expect problems to occur. Roofs will leak, crawlspaces/basements may have water problems, and systems may fail without warning. Therefore a comprehensive insurance policy should be maintained at all times. We cannot predict future events.

1. DRIVEWAY, LANDSCAPING

General Summary

1.2 ANY INFREQUENTLY FOUND DISCOVERIES

Yes

I was not able to test functionality of retractable screen/shade. Builder to confirm proper operation of

component.

1.2 (Picture 4)

Some gas piping in this house includes TRACEPIPE, Gastite or other sheathed CSST (corrugated stainless steel tubing). There is no visible electrical bonding connection between the gas piping system and the electrical system, other than connections at the gas appliances that utilize the grounding connectors for the appliances. The lack of a strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. For safety, it is recommended that this installation be further investigated by a licensed electrical contractor. Visit http://www.csstsafety.com/CSST-solution.html for additional information.

1.2 (Picture 6)

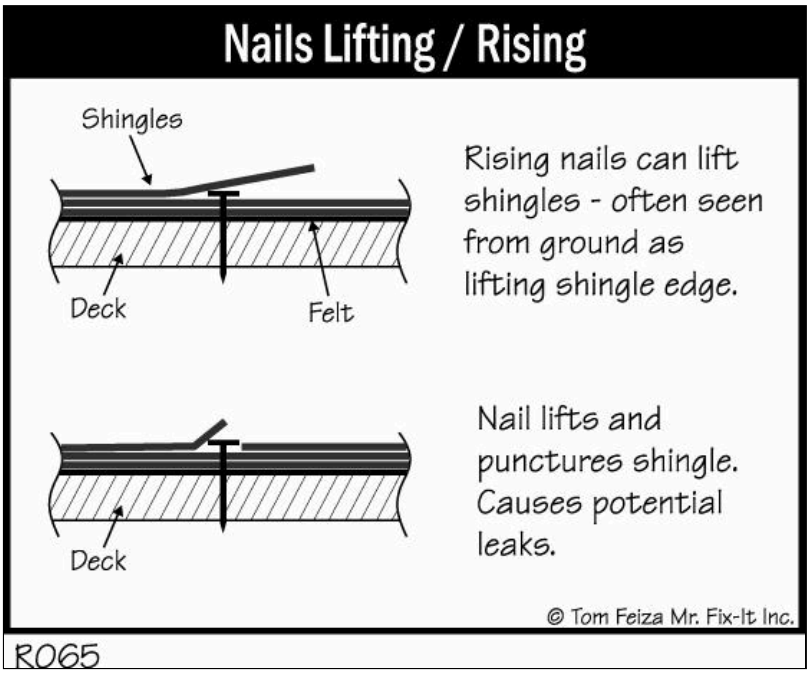
2. ROOFING, DRAINAGE, CHIMNEYS

Roofing

2.1 DOES THE ROOF COVERING APPEAR TO BE IN FUNCTIONAL CONDITION

Maintenance Repair or Replace

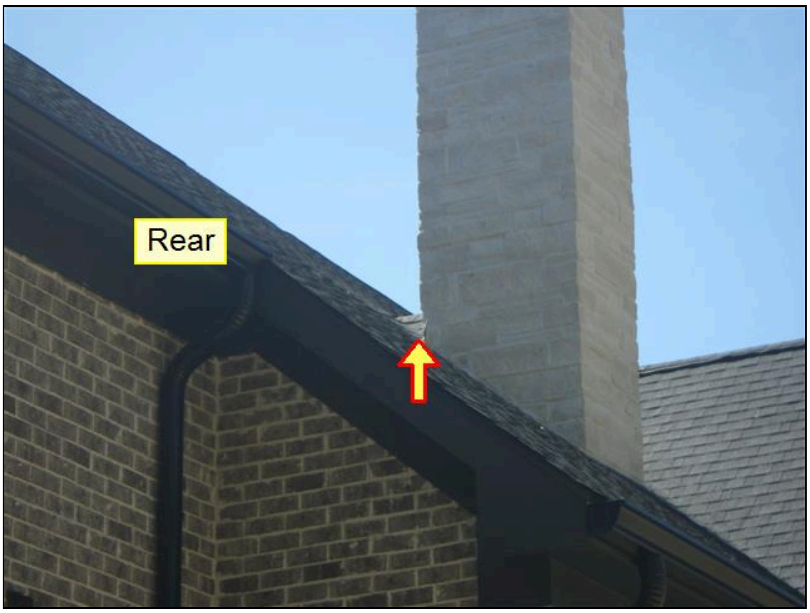
Nail pop present at pictured location. This is generally caused when the shingle nails are driven at an incorrect angle or the air nailer does not have enough pressure. If left unattended the nails can force through the shingles. Repairs needed.



2.1 (Picture 1)

2.1 (Picture 2)

Cricket for chimney appears undersized due to slope of roof. While I cannot confirm, I recommend ensuring with the builder this cricket is sufficient to divert water and prevent leakage.

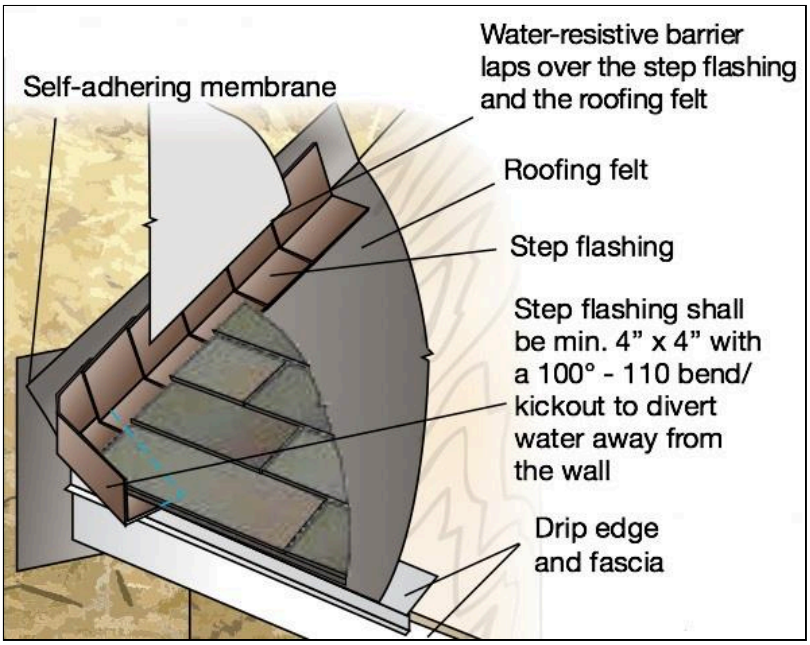


2.1 (Picture 3)

2.3 FLASHINGS

Maintenance Repair or Replace

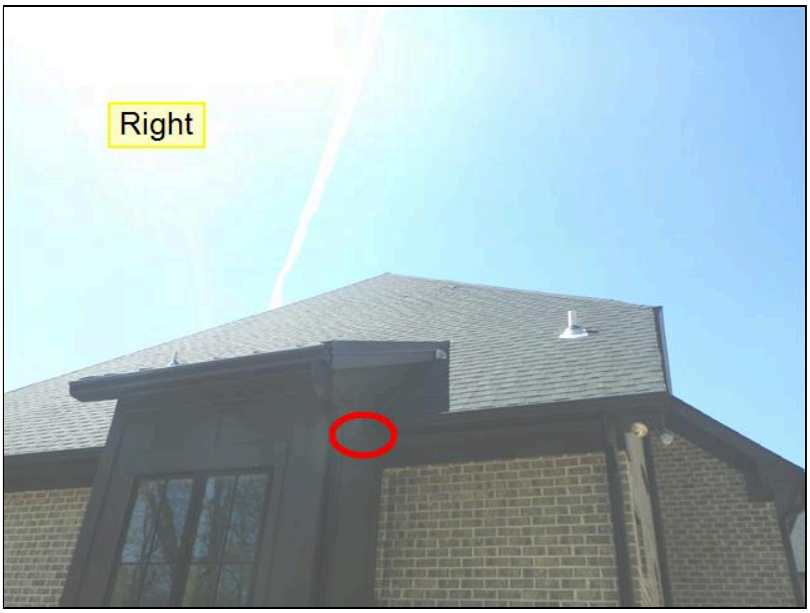
Kick out diverter flashing needed anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter. Recommend builder evaluate further and make repairs where needed. (Required since 2009)



2.3 (Picture 1)

2.3 (Picture 2)

2.3 (Picture 3)



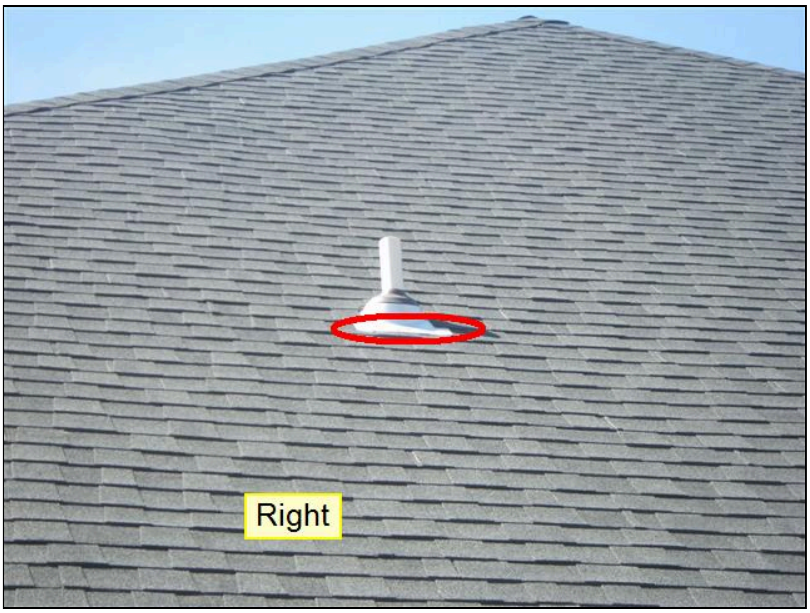
2.3 (Picture 4)

2.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Maintenance Repair or Replace

Nail penetrations are an obvious source of potential moisture intrusion. All exposed nail heads must be sealed as per most shingle manufacture installation guidelines. While repairs are being made I recommend builder inspect all roof penetrations.

2.5 (Picture 1)



2.5 (Picture 2)

2.7 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY

Maintenance Repair or Replace

Landscape pop ups or screens at drain extensions need installing to prevent extensions from clogging.

2.7 (Picture 2)

3. EAVE, SIDING, FOUNDATION WALLS

General Summary

3.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES

Maintenance Repair or Replace

Gap at soffit is large enough for bird and insect entry. Correction needed.

3.0 (Picture 1)

3.1 CONDITION OF EXTERIOR WALL COVERINGS, FLASHING

Maintenance Repair or Replace

Counter flashing needed anywhere brick meets cement fiber board to prevent moisture intrusion. Builder to further evaluate and repair as needed. Not all locations pictured.

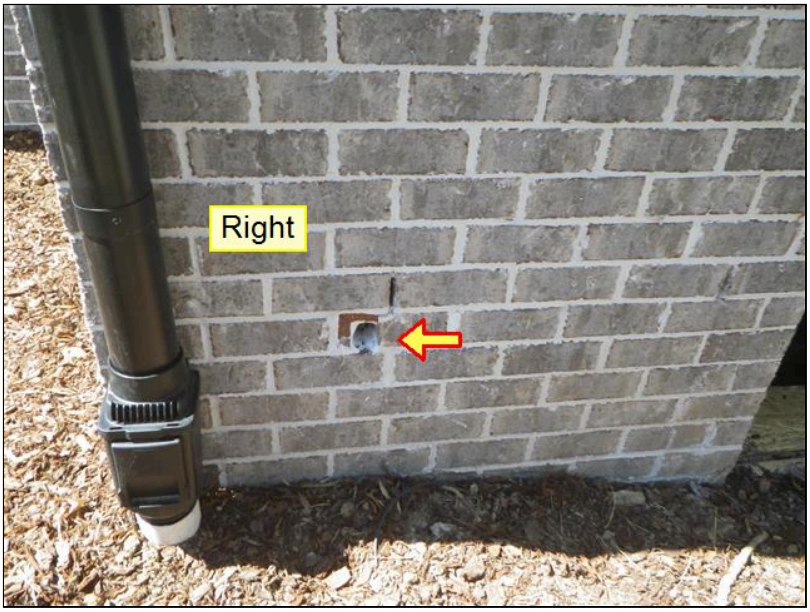
3.1 (Picture 1)

3.1 (Picture 2)

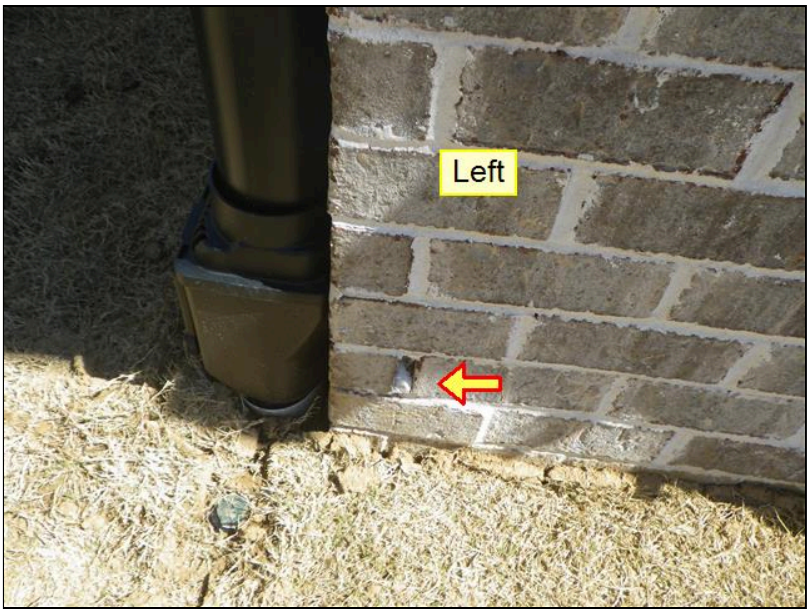
3.2 FOUNDATION WALLS AND MORTAR JOINTS (exterior)

Maintenance Repair or Replace

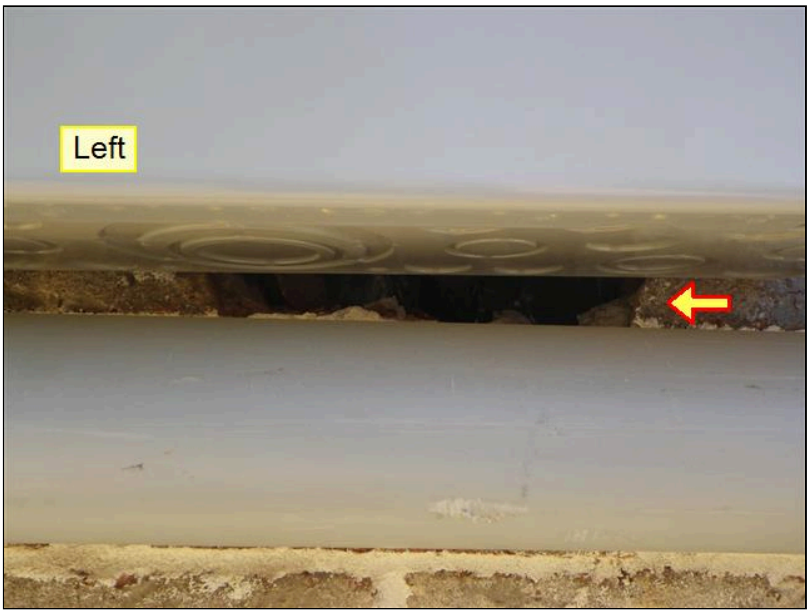
Masonry repair needed at the pictured areas. Builder to correct.



3.2 (Picture 1)

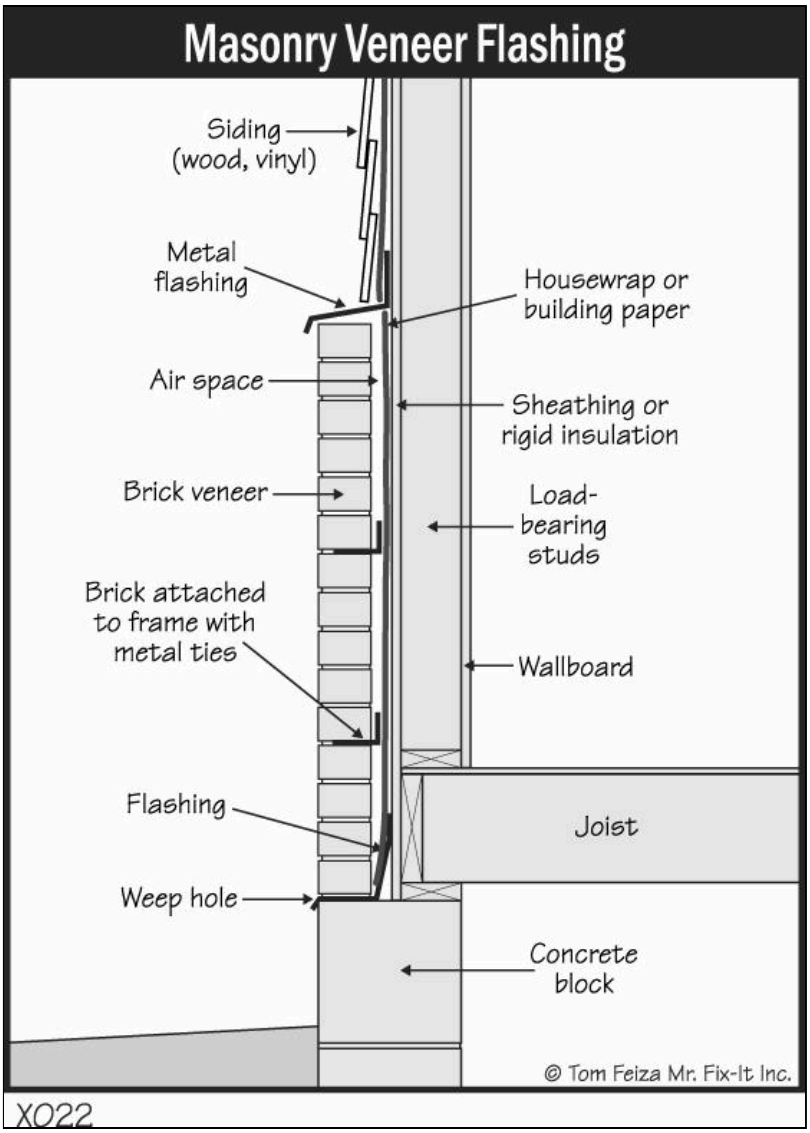


3.2 (Picture 2)



3.2 (Picture 3)

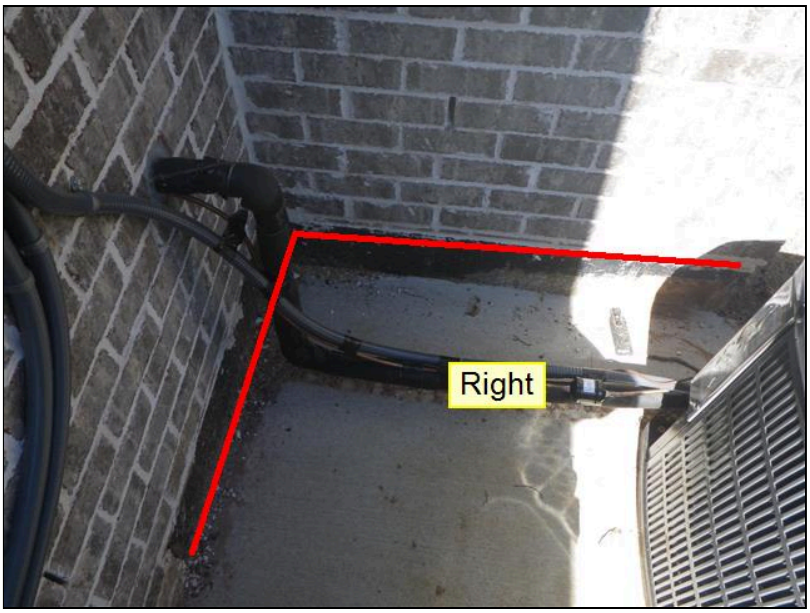
The 1995 CABO (Council of American Building Officials) and the 1994 Standard Building Code call for flashings and weep holes in masonry veneer. Weep holes were not installed on this home at some locations. Weep holes are intended to allow water to exfiltrate and air to infiltrate the wall cavity. Ideally weep holes should be provided in masonry veneer and in the outside wythe of the masonry walls at a maximum spacing of 4 feet on center by omitting mortar in the head joints. Weep holes should be located in the first course above the foundation wall or slab, and other points of support, including structural floors, shelf angles, and lintels above windows. Correction needed at all applicable locations.



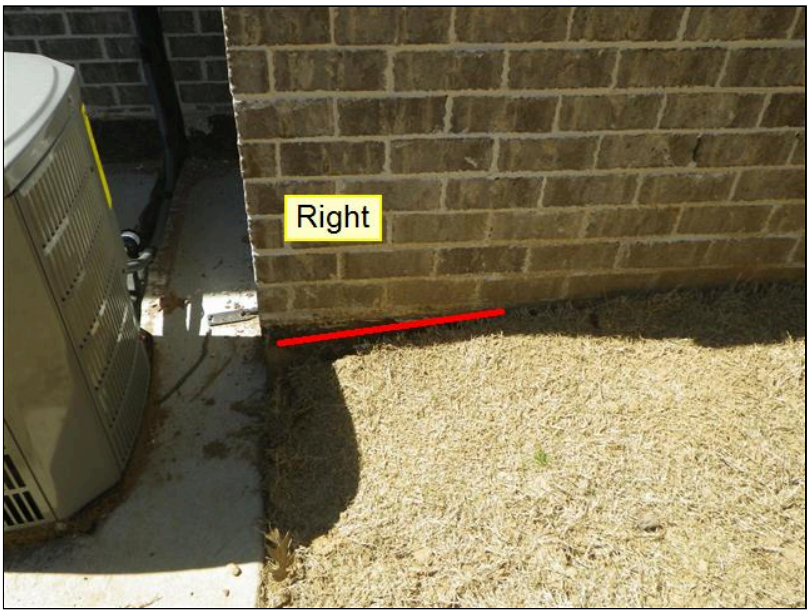
3.2 (Picture 4)

3.2 (Picture 5)

Masonry repair needed at pictured location where foundation block is visible. Builder to correct.



3.2 (Picture 6)



3.2 (Picture 7)

5. WINDOWS,DOORS

General Summary

5.0 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS

Maintenance Repair or Replace

All windows set in brick need sealing at the exterior sill to prevent moisture intrusion. Builder to correct. Not all pictured.

5.0 (Picture 1)

5.0 (Picture 2)

5.2 CONDITION OF EXTERIOR ENTRY DOORS

Maintenance Repair or Replace

Door hardware needs adjusting at pictured location.

5.2 (Picture 1)

All exposed threshold plates need sealing with silicone.

5.2 (Picture 2)

5.2 (Picture 3)

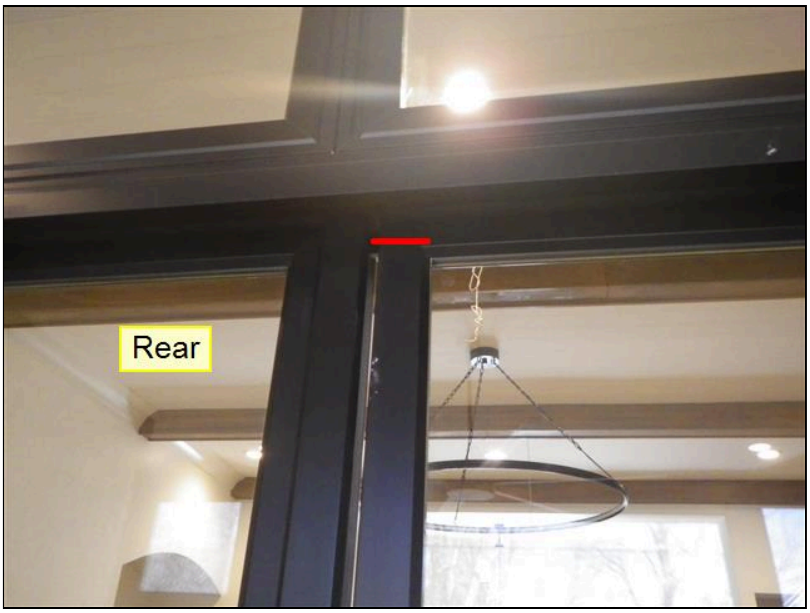
5.2 (Picture 4)

5.2 (Picture 5)

Pictured door would not open. Builder to correct.

5.2 (Picture 6)

Pictured door rubs and needs adjustment.



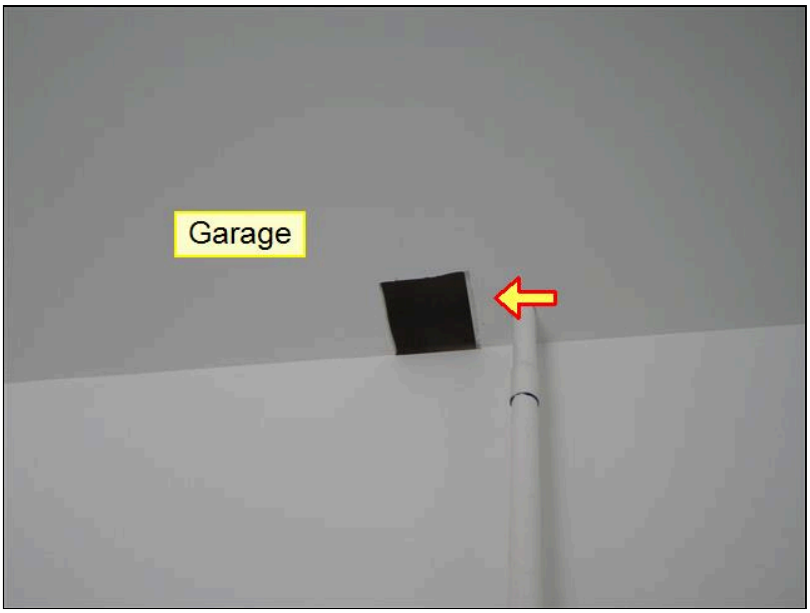
5.2 (Picture 7)

7. INTERIORS

Interiors

7.1 CEILINGS

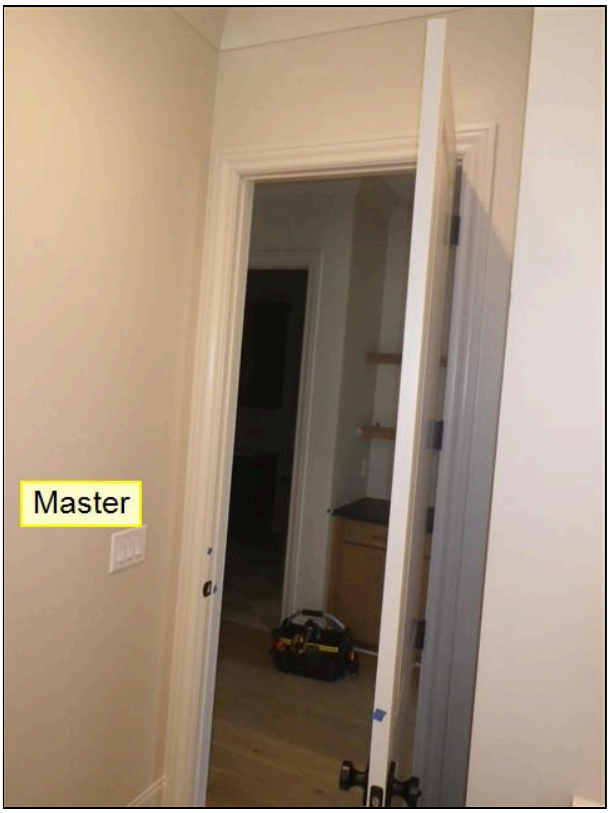
Maintenance Repair or Replace
Builder to patch opening in drywall.



7.1 (Picture 1)

7.4 DOORS (Representative number)

Maintenance Repair or Replace
Pictured door needs to be adjusted to prevent swinging open/close.



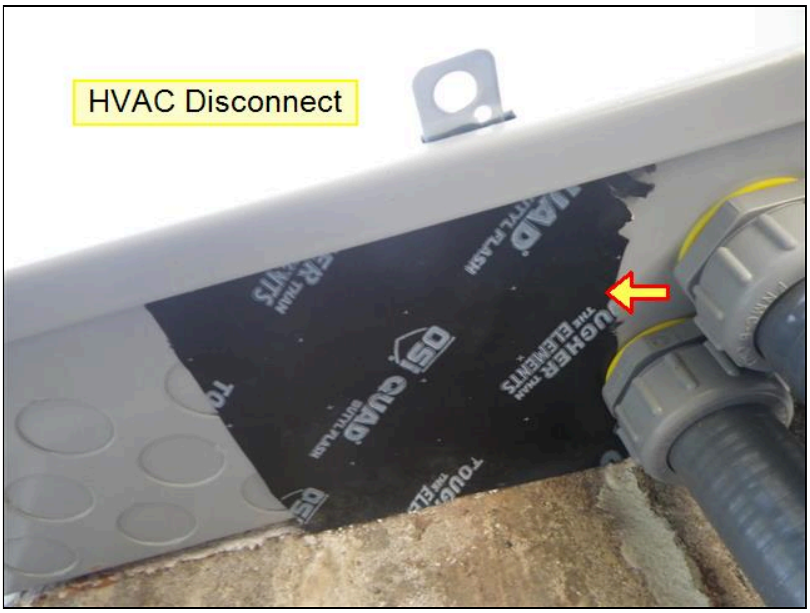
7.4 (Picture 1)

8. ELECTRICAL

Electrical

8.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Maintenance Repair or Replace
Knock out seals needed in lieu of tape as this is a temporary solution. Builder to correct.



8.4 (Picture 1)

8.7 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Maintenance Repair or Replace

I was unable to get the pictured fan to spin during the inspection. Correction needed.

8.7 (Picture 1)

Missing bulb. Correction needed.

8.7 (Picture 2)

9. HEATING

Heating/Cooling

9.3 HEAT DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers)

Maintenance Repair or Replace

Damaged duct insulation in crawlspace needs repairing by builder.

9.3 (Picture 3)

9.3 (Picture 4)

10. CENTRAL AIR CONDITIONING

Heating/Cooling

10.3 CONDENSATION LINE OR PUMP'S CONDITION

Maintenance Repair or Replace

Condensation lines should not be terminating under ground as this can cause the lines to back up which will cause failure or damage to the unit. Correction needed. A condensation pit or well may also be considered. These are generally 8 to 10 inches deep filled half with gravel and are located at condensation line termination points.

No visible trap on this line. It may be underground if not builder should correct as required.

10.3 (Picture 1)

10.3 (Picture 2)

Additional clearance recommended at pictured condensation line to prevent the line from becoming clogged.

A condensation pit or well may be considered here. These are generally eight to 10 inches deep filled half with gravel and are located at condensation line termination points.

10.3 (Picture 3)

10.3 (Picture 4)

11. ATTIC AND ROOF STRUCTURE

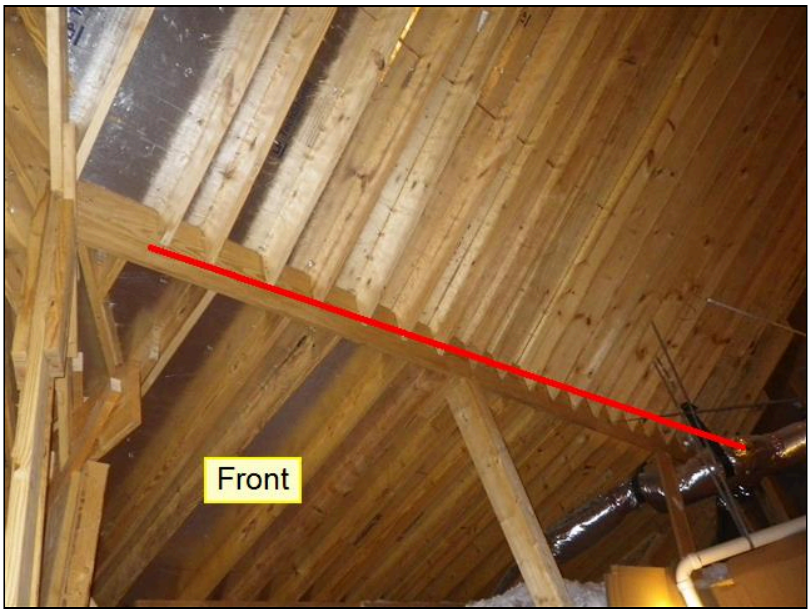
Attic

11.1 DO RAFTERS APPEAR TO BE IN GOOD CONDITION

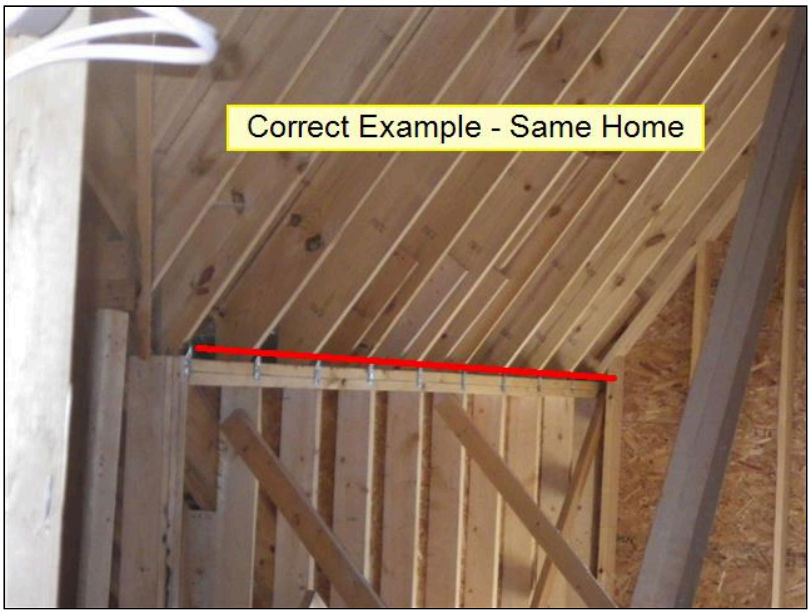
Maintenance Repair or Replace

Numerous joists in the attic are missing strong ties that aid in supporting the joists at end cuts. Face nailing alone is not sufficient. Correction needed by builder.

11.1 (Picture 2)



11.1 (Picture 3)



11.1 (Picture 4)

12. INSULATION AND VENTILATION

Insulation & Ventilation

12.4 FOUNDATION VENTILATION

Maintenance Repair or Replace

The home has an encapsulated crawlspace. We were unable to locate a conditioned air source or a dehumidifier to manage humidity levels. Foundation vents in this type of crawlspace are either non existent or often sealed over due to encapsulation. Crawlspace encapsulation requires either a conditioned air source, or the presence of a functioning dehumidifier. We recommend further inspection and possibly repair by the builder.

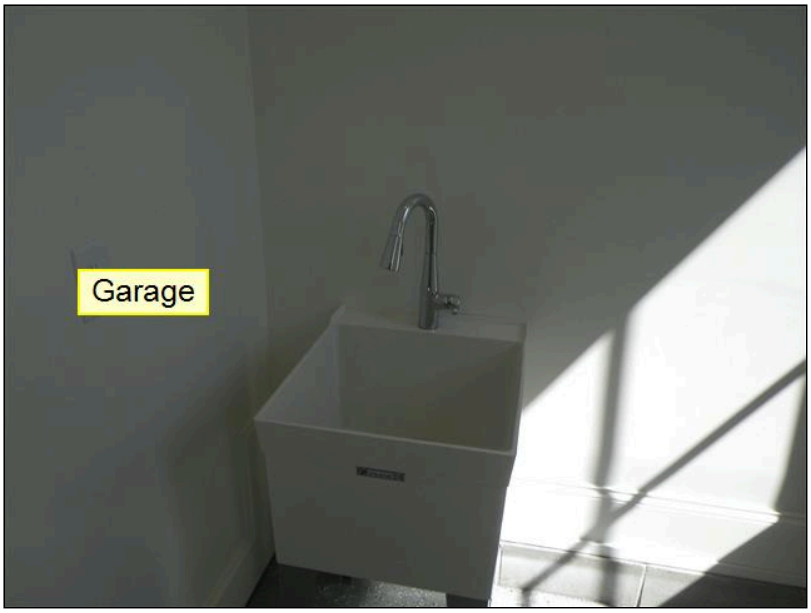
13. PLUMBING

Plumbing

13.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

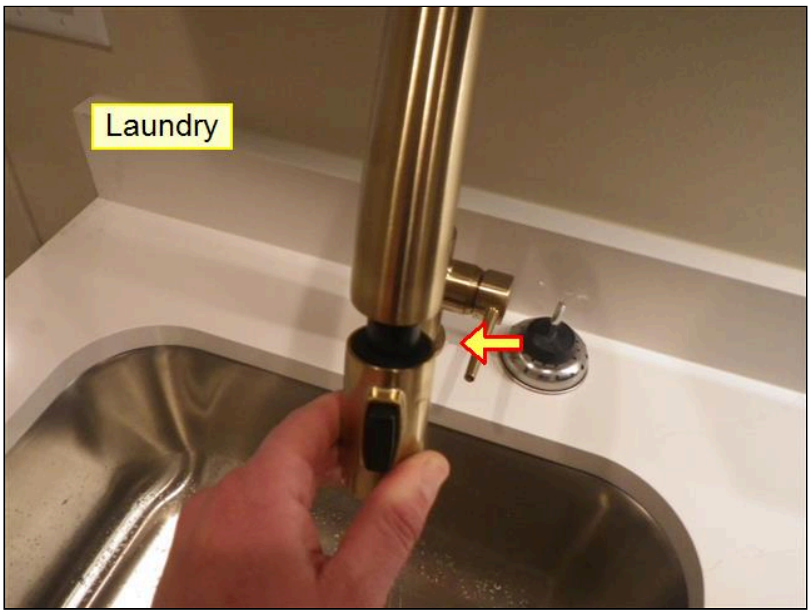
Maintenance Repair or Replace

Water off to pictured fixture. Builder to ensure proper functionality of component.



13.0 (Picture 1)

Pictured fixture spray nozzle does not extend properly. Adjustment needed.



13.0 (Picture 2)

Water did not emit from master shower heads. Builder to further inspect and correct.

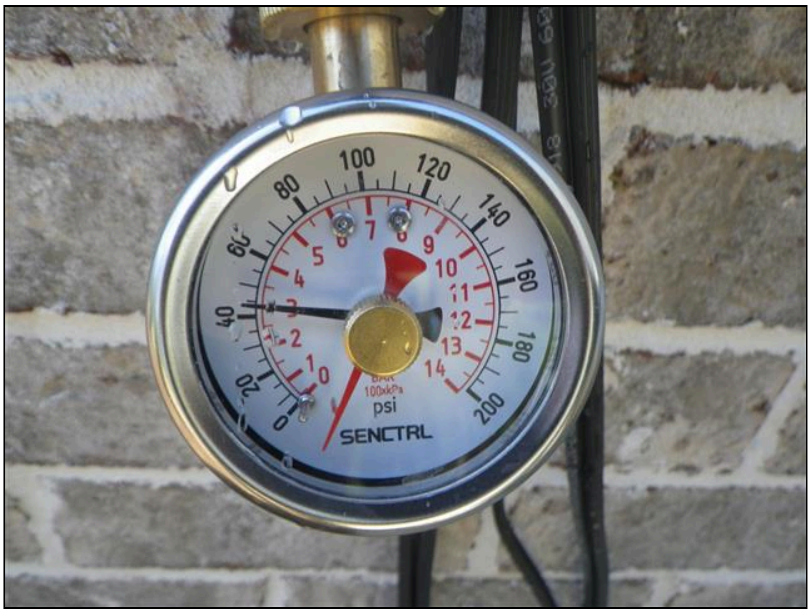
13.0 (Picture 3)

13.0 (Picture 4)

13.3 FUNCTIONAL FLOW (water pressure and volume)

Maintenance Repair or Replace

Water pressure at the time of the inspection was below 60 PSI. Ideal water pressure is between 60 and 80 PSI. Advise adjusting pressure reducing valve to attain more pressure.



13.3 (Picture 1)

14. FIREPLACES

General Summary

14.0 FIREPLACE OR SOLID FUEL BURNING DEVICES

Functional

NACHI (National Association of Certified Home Inspectors) as well as the State of Tennessee Home Inspector Licensing Program discourage inspectors from lighting fireplace pilots, operating gas fireplaces or determining if gas is present, therefore these items are not performed on gas fireplaces. You may consider having the builder demonstrate proper use of the fireplace prior to closing.

Exterior fireplace.

15. STRUCTURAL COMPONENTS

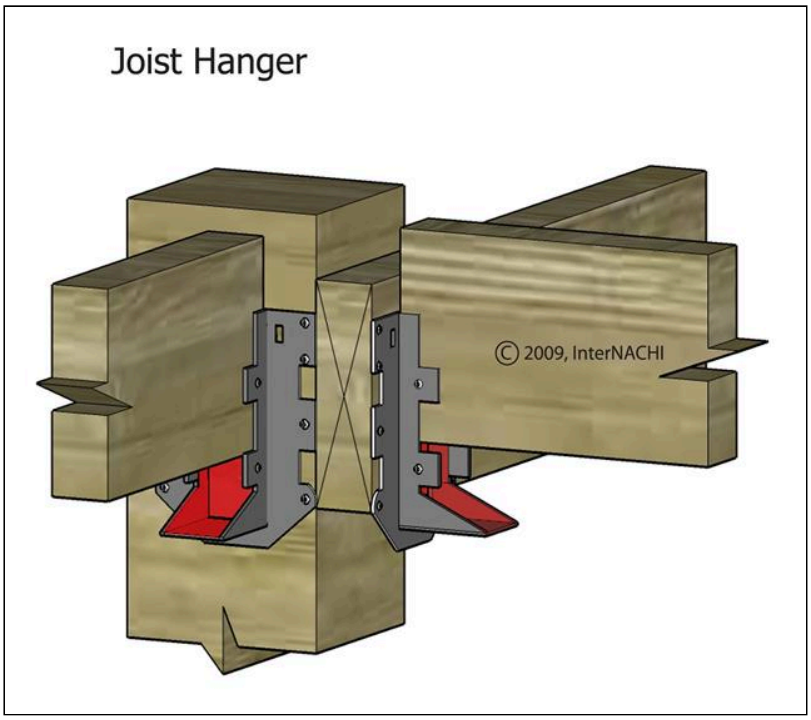
Structural

15.1 FLOOR STRUCTURE

Maintenance Repair or Replace

Pictured floor joist is missing joist hanger. Face nailing alone is not sufficient. Recommend builder evaluate further and make appropriate repair.

15.1 (Picture 1)



15.1 (Picture 2)

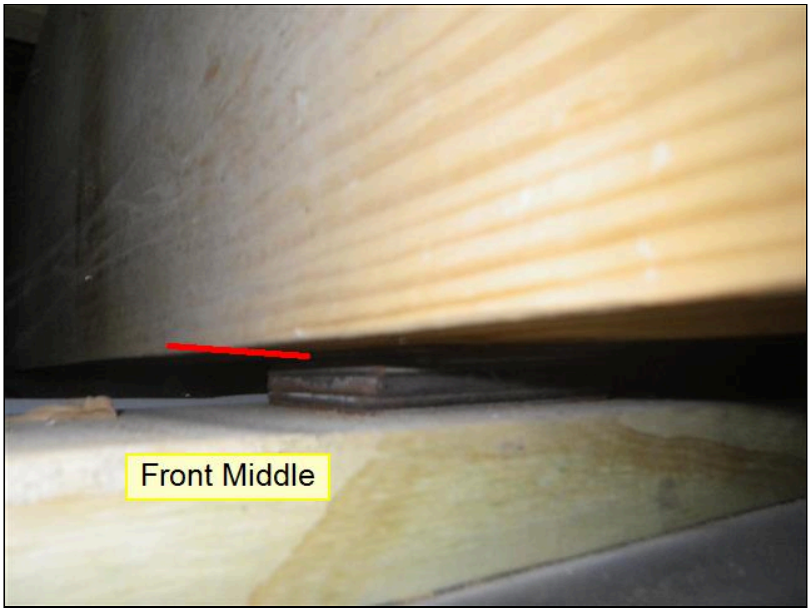
Truss joist installation guidelines indicate "do not cut or notch flange". Doing so weakens the joist. Pictured flange is damaged by tradesmen and needs repair or replace per manufacturers guidelines. Further evaluation and repair by builder is needed.

15.1 (Picture 3)

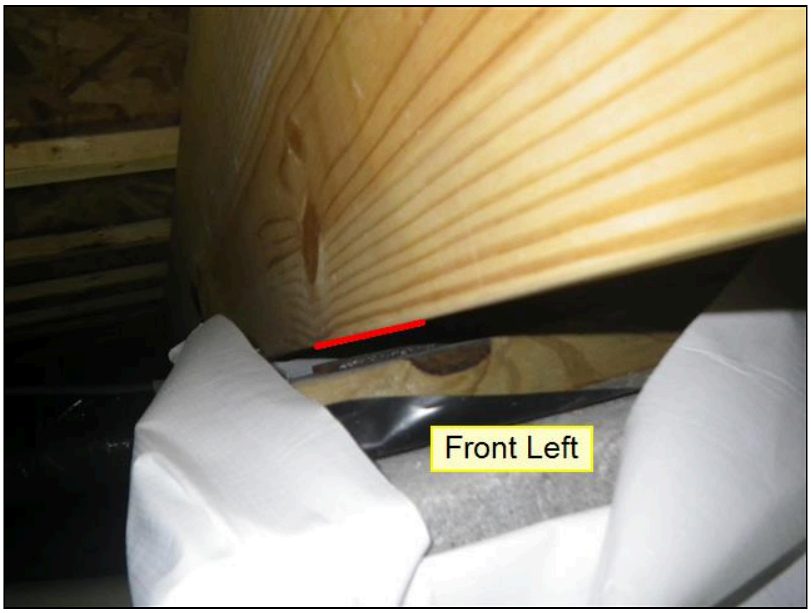
15.2 GIRDERS, PIERS, COLUMNS AND SUPPORTS

Maintenance Repair or Replace

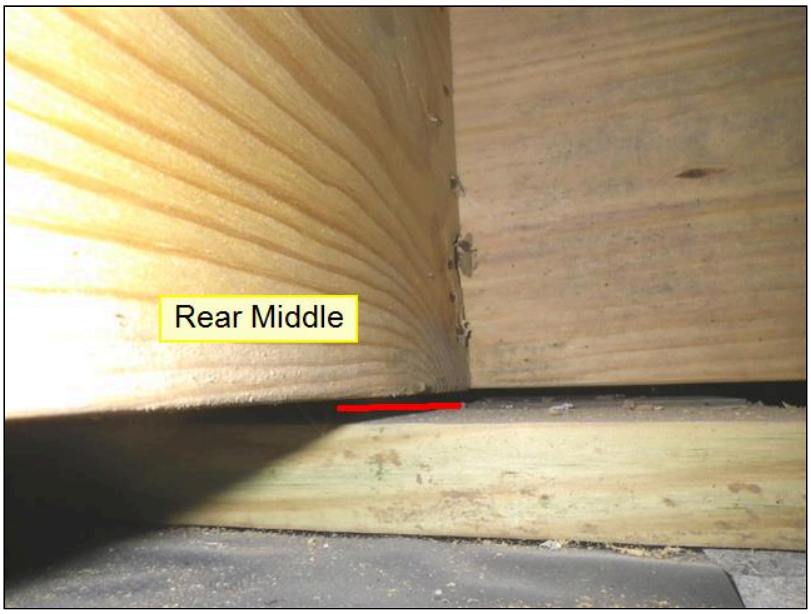
On several piers the shims supporting the girder on the piers are not properly placed to provide minimum 1 1/2" end bearing for all plies of the girders including both sides of splices in the girder plies. Builder should check all piers and add additional shims to the piers as necessary so that all plies of all girders have a minimum 1 1/2" of bearing on both sides of splices on each pier.



15.2 (Picture 2)

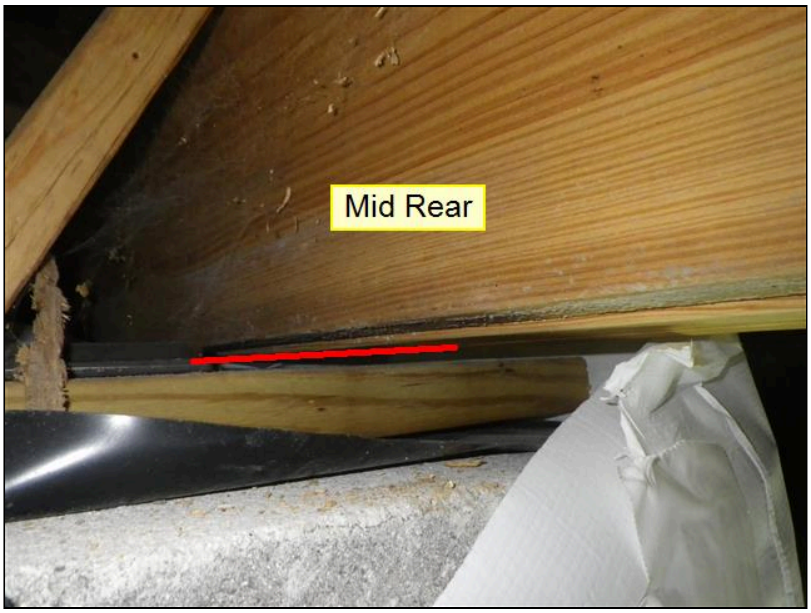


15.2 (Picture 3)



15.2 (Picture 4)

At least one pier in the crawl space is not shimmed to the adjacent girder. Proper shimming required to provide adequate support. While repairs are being made suggest all piers be reinspected and repaired if needed.



15.2 (Picture 5)

16. BUILT-IN APPLIANCES

Built-In Appliances

16.0 DISHWASHER

Maintenance Repair or Replace

Dishwasher doors do not stay open on there own. Adjustment needed by builder.

16.0 (Picture 1)

16.0 (Picture 2)

16.4 RANGE HOOD

Maintenance Repair or Replace

No power to vent hood at time of inspection. Builder to confirm proper operation of appliance.

16.4 (Picture 1)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

Home Inspectors of Middle Tennessee LLC
6017 Bethany Blvd.
Nashville, TN 37221
O 615-662-8199
M 615-974-7048
Tennessee License #2894
Inspected By: Forrest Anderson

Inspection Date: 3/25/2025
Report ID:

Customer Info:	**Inspection Property:**
Home Buyer **Customer's Real Estate Professional:**	123 Any Street TN

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note:

6017 Bethany Blvd.
Nashville, TN 37221
O 615-662-8199
M 615-974-7048
Tennessee License #2894

Report Attachments

Maintenance Advice