



522 Russell Street

Nashville, TN, 37206

Sunday, January 27, 2019

Inspected *by* Barry Mankin

Prepared *for* John And Jane Doe

Tim Leary
Buyer's Agent
The Who
Real Estate

Jim Hendrix
Seller's Agent
Blue Flames

☰ SITE DETAILS

ESTIMATED SQUARE FEET

☑ 4250

NUMBER OF BATHROOMS

☑ Four

NUMBER OF BEDROOMS

☑ Four

NUMBER OF STORIES

☑ Two

YEAR BUILT

☑ 2004

SCOPE OF WORK

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See InterNACHI Standards of Practice for a detailed description of the scope of inspection. (www.nachi.org.)

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

The inspection does not include any destructive testing, Mold testing/Inspection or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Clients expense.

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report. Inspection refund will only be honored within 45 days of the date of inspection. After the 45 days have been exhausted the client knowingly and understandably, is not at Liberty for any type of refund from the inspection company.

GENERAL INFORMATION

Inspector State Licence #1496

1 - GROUNDS

1.1 - OVERVIEW

📍 CONDITIONS

Correction/Improvements



Recommend buyer take measures overall to prevent water from getting to the home as it relates to landscape/irrigation. Also to include maintenance of landscape at the house to clean shrubs and trees away especially the south HVAC.

1.2 - GRADING

📍 DRIVEWAY

Aggregate

📍 GRADING

Site Drainage

ⓘ SIDEWALKS/WALKWAYS

☑ Aggregate

🛡️ GRADING

Monitoring/Maintenance

Drainage system present. The inspector is unable to determine if the system is functioning properly at the time of inspection.

🛡️ DRIVEWAY

Monitoring/Maintenance



Common cracks and settlement were observed. Sealant is recommended on the driveway as part of normal maintenance.

🛡️ SIDEWALKS/WALKWAYS

Monitoring/Maintenance



Common cracks observed.

1.3 - TREES/SHRUBS

PROXIMITY TO HOME

Trees

Shrubs

PROXIMITY TO HOME Monitoring/Maintenance



Recommend certified tree expert evaluate trees around home and trim back as needed with arborist techniques.

1.4 - FENCING

ⓘ CONDITION

Wood

🛡️ CONDITION

Correction/Improvements



Recommend certified fence contractor evaluate and repair damaged/leaning fence areas.

1.5 - IRRIGATION

ⓘ OPERATIONS

☑ Out of season

🛡 OPERATIONS

Monitoring/Maintenance

Recommend irrigation system to be evaluated for areas around house as well as annual program for start up and shutdown to be initiated.

2 - HOME EXTERIOR

2.1 - OVERVIEW

🛡️ CONDITIONS

Monitoring/Maintenance

Recommend maintenance throughout the exterior related to window caulking and trim/facia maintenance.

2.2 - WALLS

📍 EXTERIOR WALL CONDITIONS

Brick

🛡️ EXTERIOR WALL CONDITIONS

Monitoring/Maintenance



Patched settlement crack visible. Recommend monitoring. No evidence of recent movement.

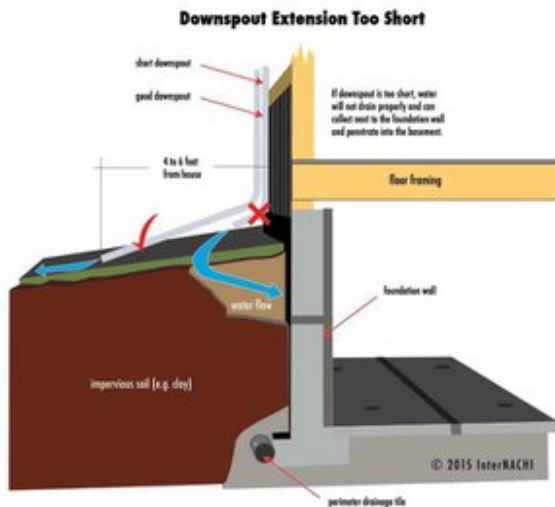
2.3 - GUTTERS/DOWNSPOUTS

CONDITION

Aluminum

CONDITION

Correction/Improvements



Recommend gutter downspouts be extended and routed away from the building at least 4-6ft. for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

2.4 - PORCH/PATIO/DECK COVERINGS

CONDITIONS

Wood

2.5 - FRONT ENTRANCE

FRONT CONDITIONS

Monitoring/Maintenance

Front porch was satisfactory.

2.6 - REAR ENTRANCE

ⓘ REAR CONDITIONS

- Doors
- Type: Deck
- Type: Patio

🛠 REAR CONDITIONS

Important Repairs

Threshold under rear deck door appears to have rotten wood due to water intrusion. Recommend certified contractor he evaluate and replace as needed. Lower end of door frame is in question.

🛠 REAR CONDITIONS

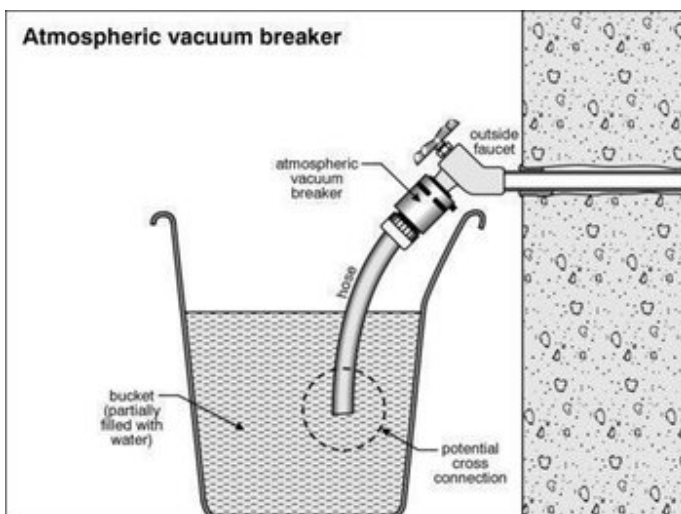
Monitoring/Maintenance

Patio was in satisfactory condition at the time of inspection.

2.7 - WATER FAUCET

🛠 EXTERIOR WATER FAUCET

Safety Issues



Missing anti-siphon valves on hose bib.

3 - ROOFING

3.1 - UNDEFINED



- Hallway
- Pull down access



- Cellulose



Safety Issues



Open Junction Boxes in the Attic.



The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which is adequate.

3.2 - OVERVIEW

🔒 AGE

General Information

25 to 30 year architectural shingle present from original construction. Recommend budgeting for replacement in the next 10 years.

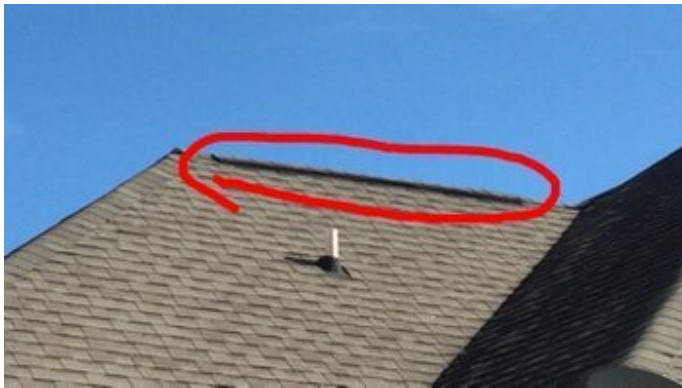
3.3 - ROOFING COVERING

🔒 ROOF COVERING CONDITION

☑ Asphalt Shingles

🔒 ROOF COVERING CONDITION

Correction/Improvements



Recommend certified roofer evaluate ridge cap which is loose in several locations. Cap is wavy and needs to be secured.

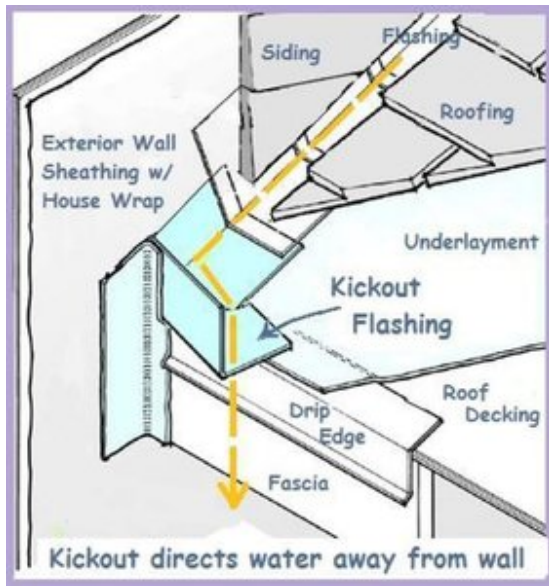
🔒 ROOF COVERING CONDITION

Satisfactory

The roof covering shows normal wear for its age and looks to be in good condition at the time of the inspection.

🛠 FLASHING CONDITIONS

Important Repairs



No Kickout Gutter Flashing located at the time of inspection. Kickout should be 4x4in.

3.4 - FLASHING

📍 CONDITION

Not visible

🛠 CONDITION

Important Repairs



Recommend certified roofer evaluate areas of flashing which are missing or damaged.

3.5 - GUTTERS

GUTTERS

Important Repairs



Evidence of the gutters being covered/filled with leaves and/or debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis or many issues can arise such as foundation cracks, water in the basement/crawlspace, water damage to different areas. This condition can cause water penetration at the eave area. Recommend leaf guard system.

4 - FIREPLACE-CHIMNEY

4.1 - FIREPLACE

ⓘ CONDITIONS

☑ Location :Family Room

🛡️ CONDITIONS

Not Inspected



The gas fireplace pilot was not lit or fuel / gas was turned off. The gas fireplace could not be fully inspected. Lighting of pilots or adjustments of automatic ignition systems is not performed as part of this inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.

5 - WINDOWS/SCREENS

5.1 - EXTERIOR

🛡️ CONDITIONS

Monitoring/Maintenance

Recommend normal interior and exterior maintenance of window caulking and painting.

🛡️ CONDITIONS

Satisfactory

Sample of Windows inspected were functioning properly at the time of inspection.

5.2 - INTERIOR

🛡️ CONDITIONS

Pane: Double

Type: Double Hung

🛡️ CONDITIONS

Safety Issues



Some locks were missing or broken. For security reasons, recommend locks be repaired.

🛡️ CONDITIONS

Correction/Improvements

Window does not seal properly and needs adjustment

6 - ELECTRICAL OUTLETS

6.1 - EXTERIOR

✓ ELECTRICAL CONDITIONS

Satisfactory

Outlets tested were satisfactory.

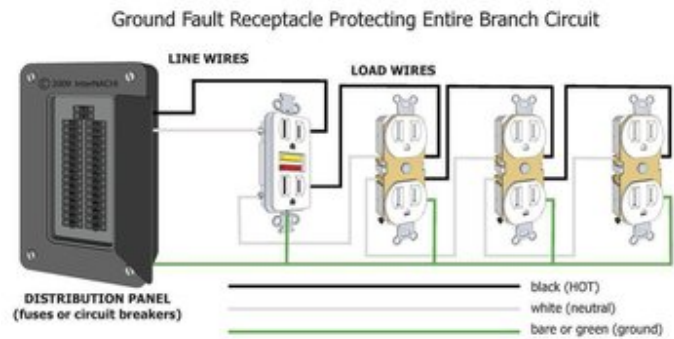
6.2 - INTERIOR

ⓘ ELECTRICAL CONDITIONS

- Loose
- Kitchen
- No GFCI protection.

⚠ ELECTRICAL CONDITIONS

Safety Issues



For Safety add a GFCI outlet or GFCI breaker to any location with water less than 6ft between the outlet and water. (Exterior, Bar sink, Basement, Garage, Kitchen, Laundry and Bath).

7 - ELECTRICAL

7.1 - SERVICE DROP-WEATHERHEAD

ELECTRICAL SERVICE CONDITIONS

- Underground

7.2 - MAIN ELECTRICAL PANEL

ELECTRICAL PANEL CONDITIONS

- Garage
- Interior
- 200 Amp Service

ELECTRICAL PANEL CONDITIONS

Satisfactory

The visible and accessible areas of the panel look to be in serviceable condition at the time of the inspection.

7.3 - ELECTRICAL SUBPANEL

SUB-PANEL

Safety Issues

The sub panel was missing covers where breakers were not installed. Recommend installation of standard plastic covers for safety.

7.4 - HVAC PANEL

CONDITION

Satisfactory

Appeared serviceable at time of inspection.

8 - HVAC

8.1 - AIR-COOLING

ⓘ A/C BTU RATING

- Zoned
- Package Unit

ⓘ A/C UNIT CONDITIONS

- Heat pump
- Electric/Gas
- Split system

ⓘ A/C BTU RATING General Information



3.5 Ton unit (42k) 2100sqft

ⓘ A/C BTU RATING General Information



2.5 Ton unit (30k) 1500sqft

A/C UNIT CONDITIONS
Not Inspected

The outside air temperature was below 65 degrees. Out of Season for the unit.

8.2 - HEATING

UNIT CONDITIONS

- 2.5 Ton
- 3.5 Ton
- Split System
- Fuel: Natural/Electric
- Location: Outside Package Unit

UNIT CONDITIONS
Satisfactory



The Heating system was working at the time of inspection. Recommend bi-annual maintenance on the HVAC system. Over 20 deg differential.

UNIT CONDITIONS

Satisfactory



The Heating system was working at the time of inspection. Recommend bi-annual maintenance on the HVAC system. Over 20 deg differential.

🔍 THERMOSTAT

Monitoring/Maintenance

The air filter was dirty. Suggest replacing as soon as possible. To increase the efficiency of your HVAC system, we recommend changing your systems air filter(s) regularly (every month).

🟢 THERMOSTAT

Satisfactory

The normal operating controls were good at the time of the inspection.

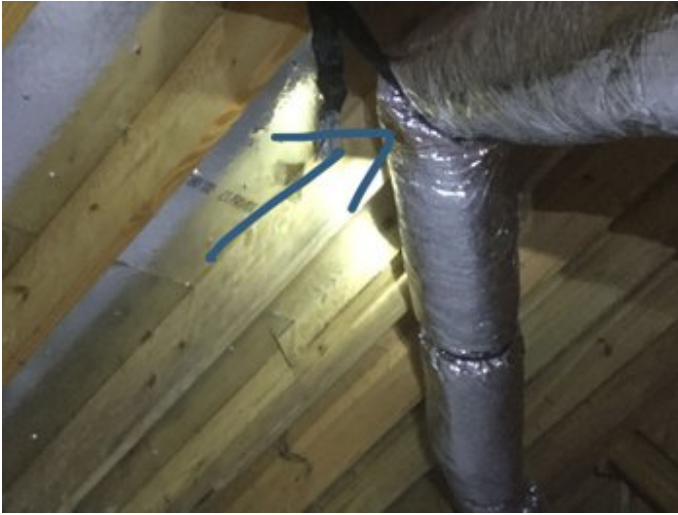
VENTILATION CONDITIONS

Satisfactory

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

DISTRIBUTION CONDITIONS

Correction/Improvements



Hanging ductwork present. Restriction of airflow from hangers to the laundry room area upstairs. Recommend certified HVAC technician evaluate and repair.

9 - INTERIORS

9.1 - OVERVIEW

GENERAL

Correction/Improvements

General cleaning, drywall repairs, painting, caulking, door adjustments, etc.... Throughout home.

9.2 - ATTIC

VENTILATION

Ridge

Soffit

VENTILATION

Satisfactory

Satisfactory

ATTIC INSULATION CONDITIONS

Satisfactory

9.3 - INTERIOR CONDITIONS

DOOR CONDITIONS

Garage

Bedroom downstairs

WALL CONDITIONS

Master bedroom

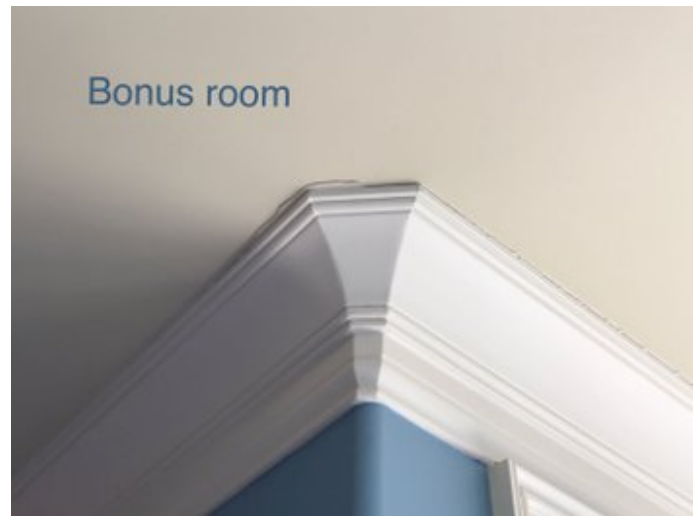
🛡️ SMOKE/FIRE SAFETY

Safety Issues

Recommend changing batteries throughout. This will start on a proper maintenance schedule. Recommend additional carbon monoxide detector on the floor related to gas fireplace. No carbon monoxide detector is present.

🛡️ WALL CONDITIONS

Monitoring/Maintenance



Drywall cracking viewed. Nail pops.

🛡️ WALL CONDITIONS

Monitoring/Maintenance

Typical touchups and small nail holes throughout.

🛡️ FLOOR CONDITIONS

Monitoring/Maintenance

Slight creaking evident in the upstairs hallway. Recommend monitoring for any future movement.

🛡️ DOOR CONDITIONS

Safety Issues

Self closure to garage to be adjusted

🛡️ DOOR CONDITIONS

Correction/Improvements

The latching hardware on the exterior door(s) need adjustment, repair or replacement.

🛡️ HEAT SOURCE CONDITIONS

General Information

It's recommended to vacuum your air vents annually.

🛡️ BEDROOM CONDITION

Correction/Improvements

Several items

10 - KITCHEN

10.1 - APPLIANCES

🛡️ STOVE - RANGE CONDITIONS

Safety Issues



The burner on the cook top did not operate. Repair is needed.

🛡️ DISHWASHER CONDITIONS

Correction/Improvements



The dishwasher was operational at the time of inspection. Improper plumbing installation under dishwasher in crawlspace. Recommend certified plumber evaluate and repair.

10.2 - KITCHEN CONDITIONS

DISPOSAL

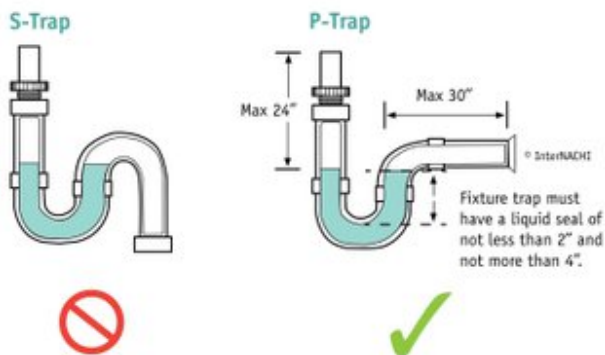
Important Repairs

The disposal unit made unusual noise at the time of the inspection. Repairs are recommended.

SINK PLUMBING CONDITIONS

Correction/Improvements

S-Trap vs. P-Trap



An "S" type trap was observed as part of the sink drain. Although these types of traps were common at the time of installation, replacement of the older "S" trap with the common "P" trap may be needed. The older plumbing may not be vented in accordance with today's standards. Client should consult a plumber for additional information.

11 - BATH

11.1 - BATHROOM SINK

📍 COUNTER - CABINET CONDITIONS

- ☑ Upstairs
- ☑ Multiple issues

🛠 COUNTER - CABINET CONDITIONS

Important Repairs

The counter/cabinet in bath was loose.

11.2 - FLOOR

🛠 CONDITIONS

Correction/Improvements



Area of tile is cracked recommend repair.

12 - PLUMBING

12.1 - PLUMBING

DRAIN LINE CONDITIONS

Type: Various Types

WATER MAIN LINE CONDITIONS

Copper

SUPPLY LINE CONDITIONS

Type: Copper

DRAIN LINE CONDITIONS

Important Repairs

12.2 - WATER HEATER

CONDITIONS

75 gallon

CONDITIONS

General Information



Water heater appeared to be serviceable at the time of inspection.

13 - GARAGE

13.1 - AREAS

📍 VEHICLE DOOR CONDITIONS

☑ 3 car

🛡 GARAGE CONDITIONS

Monitoring/Maintenance



There were common settlement type cracks observed to the garage floor. Although these conditions are common in most homes, client is advised to seal the cracks.

🛡 VEHICLE DOOR CONDITIONS

Satisfactory

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection. Eye and pressure sensors tested.

14 - CRAWLSPACE

14.1 - UNDEFINED



Front

Crawlspace



Type: PVC



Type: PEX



Satisfactory

The visible portion of the water main pipe appeared to be in serviceable condition at the time of the inspection.



Satisfactory

No leaks viewed at the time of inspection.



Important Repairs



Drain line under kitchen sink as a relates to dishwasher to be evaluated and repaired.



The waste / drain pipes were leaking. Recommend further evaluation and repairs by a licensed plumber.

14.2 - VAPOR BARRIER/ INSULATION

ⓘ CRAWLSPACE CONDITIONS

Plastic

Fiberglass

🔍 CRAWLSPACE CONDITIONS

General Information



Some areas of crawlspace had personal items being stored. Areas behind personal items were not visible.

🔍 CRAWLSPACE CONDITIONS

Important Repairs



Support column in the center of the home was not shimmed. Recommend certified contractor evaluate gap and shim appropriately for support.

🛡️ CRAWLSPACE CONDITIONS

Monitoring/Maintenance



Slight step cracking visible in Foundation. Recommend monitoring.