



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

1 - GROUNDS

1.1 - GRADING

① SIDEWALKS/WALKWAYS

Aggregate

① DRIVEWAY

Aggregate

② GRADING

Satisfactory

Evidence indicates that the Grading of the soil near the foundation is in serviceable condition.

② DRIVEWAY

Monitoring/Maintenance



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

② SIDEWALKS/WALKWAYS

Monitoring/Maintenance



Common cracks observed.

2 - EXTERIOR

2.1 - EXTERIOR WALLS

ⓘ EXTERIOR WALL CONDITIONS

☑ Brick

🛡️ EXTERIOR WALL CONDITIONS

Monitoring/Maintenance



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

2.2 - FRONT ENTRANCE

🛡️ FRONT CONDITIONS

Monitoring/Maintenance

Front porch was satisfactory.

2.3 - REAR ENTRANCE

ⓘ REAR CONDITIONS

☑ Type: Patio

🛡️ REAR CONDITIONS

Monitoring/Maintenance

Patio was in satisfactory condition at the time of inspection.

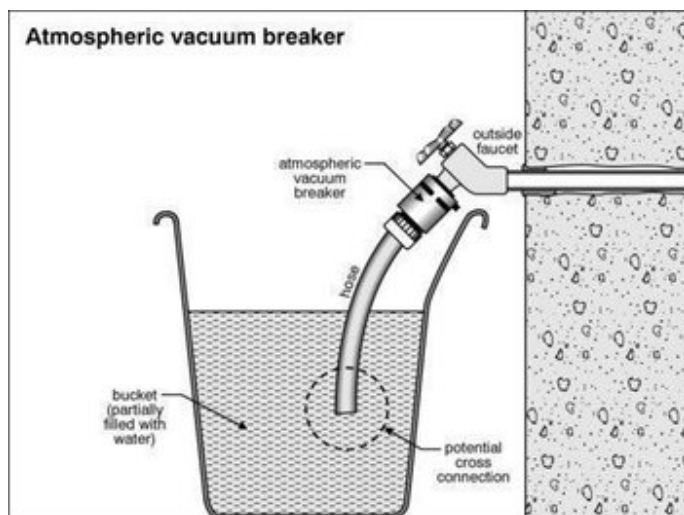
2.4 - EXTERIOR WATER FAUCET

ⓘ EXTERIOR WATER FAUCET

☑ All

🛡️ EXTERIOR WATER FAUCET

Safety Issues



Missing anti-siphon valves on hose bib.

3 - ROOFING

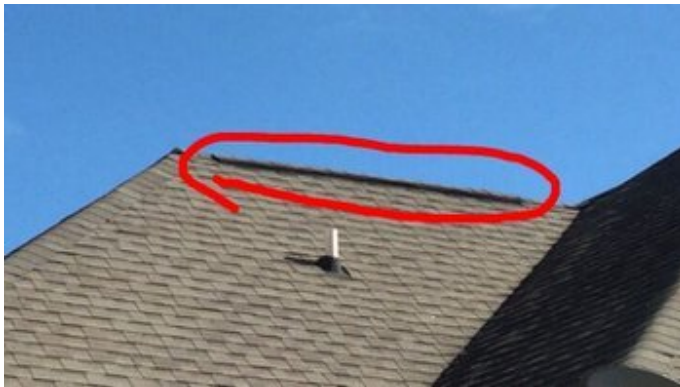
3.1 - ROOFING COVERING

ⓘ ROOF COVERING CONDITION

☑ Asphalt

ⓘ 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.

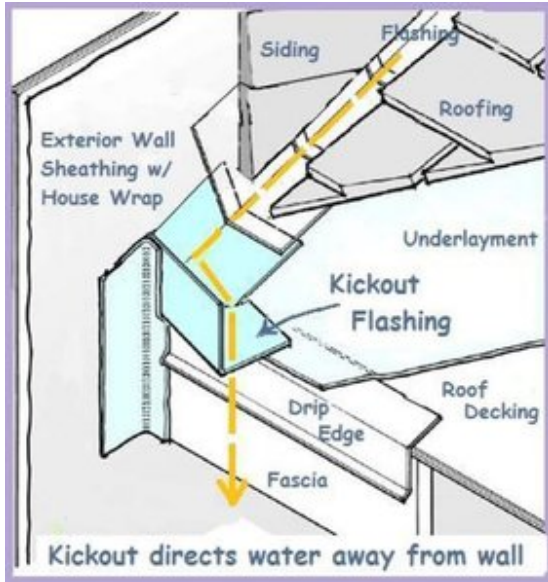
ⓘ ROOF COVERING CONDITION

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

Highly Suggested Repairs

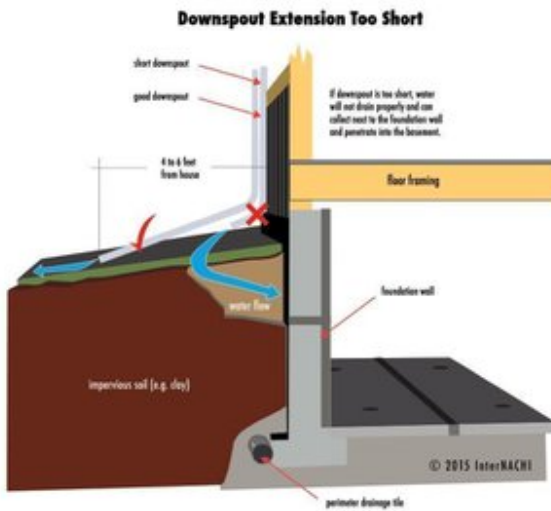


No Kickout Gutter Flashing located at the time of inspection. Kickout should be 4x4in.

3.2 - GUTTERS

GUTTERS

Highly Suggested Repairs



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.

3.3 - ATTIC

ⓘ ATTIC CONDITIONS

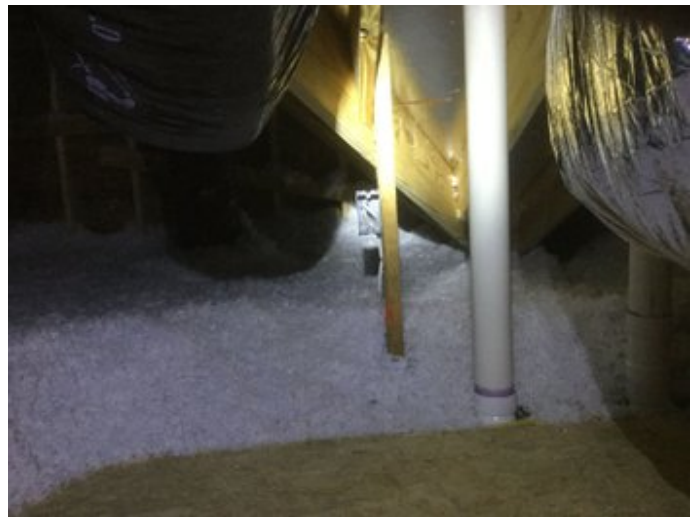
- Hallway
- Pull down access

ⓘ ATTIC INSULATION CONDITIONS

- Cellulose/loose

⚠ ATTIC CONDITIONS

Safety Issues



Open Junction Boxes in the Attic.

⚠ ATTIC CONDITIONS

Highly Suggested Repairs



The vents were blocked at the time of the inspection. This restricts proper air movement. Recommend provisions be made for proper ventilation.

ATTIC INSULATION CONDITIONS

Satisfactory



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

4 - FIREPLACE-CHIMNEY

4.1 - FIREPLACE-CHIMNEY

📍 FIREPLACE/CHIMNEY CONDITIONS

📍 Location :Family Room

🚫 FIREPLACE/CHIMNEY CONDITIONS

Safety Issues



Damper operation for fireplace was not adapted for gas.....recommend certified chimney expert evaluate and update for safety. Carbon monoxide must be able to escape with a pilot.

📍 FIREPLACE/CHIMNEY CONDITIONS

The fireplace is gas fired and was operable at the time of inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks if any.

5 - ELECTRICAL OUTLETS

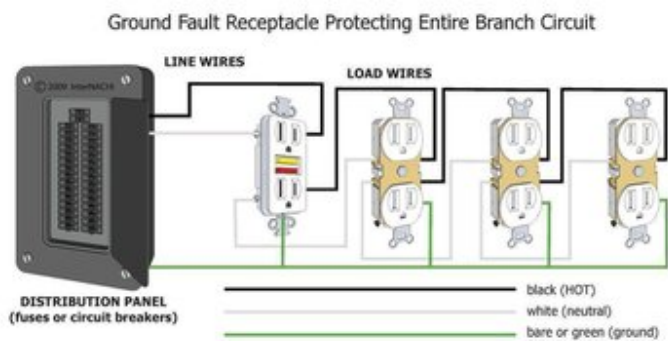
5.1 - INTERIOR & EXTERIOR ELECTRICAL CONDITIONS

ⓘ 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).

6 - ELECTRICAL PANEL

6.1 - 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.

⊜ WIRING METHODS

Satisfactory

The visible and accessible areas of the interior wiring looks to be in serviceable condition at the time of the inspection.

7 - HVAC

7.1 - AIR-COOLING

ⓘ A/C BTU RATING

Zoned

ⓘ A/C BTU RATING



Not inspected due to temperatures under 60 deg within a 24 hr period

ⓘ A/C UNIT CONDITIONS

Not Inspected

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

7.2 - HEATING

ⓘ UNIT CONDITIONS

- Attic
- 2.5 Ton
- Fuel: Natural/Electric
- Location: Outside Package Unit

ⓘ THERMOSTAT CONDITION

Satisfactory

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

ⓘ THERMOSTAT CONDITION

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).

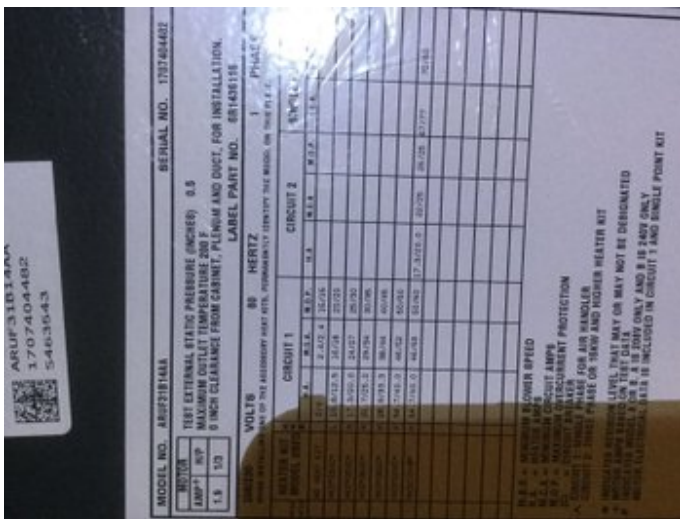
ⓘ VENTILATION CONDITIONS

Satisfactory

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

ⓘ 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.

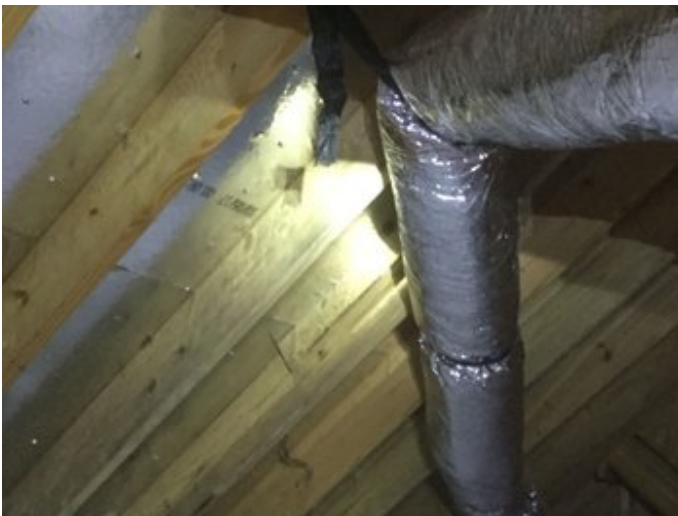
UNIT CONDITIONS
Satisfactory



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

◇ 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.

8 - INTERIORS

8.1 - INTERIOR CONDITIONS

ⓘ WALL CONDITIONS

Master bedroom

ⓘ DOOR CONDITIONS

Garage

Bedroom downstairs

🚫 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



Drywall cracking viewed. Nail pops.

🏠 WALL CONDITIONS

General Information

Typical touchups and small nail holes throughout.

🏠 FLOOR CONDITIONS

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

🏠 DOOR CONDITIONS

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

🏠 DOOR CONDITIONS

Safety Issues

Self closure to garage to be adjusted

🏠 HEAT SOURCE CONDITIONS

General Information

It's recommended to vacuum your air vents annually.

9 - WINDOWS

9.1 - INTERIOR & EXTERIOR WINDOW CONDITIONS

ⓘ WINDOW CONDITIONS

Pane: Double

Type: Double Hung

ⓘ WINDOW CONDITIONS



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

ⓘ WINDOW CONDITIONS

Monitoring/Maintenance

Caulk around the window frames. Interior & Exterior window(s) caulking, putty and glazing compound was cracking with some deterioration observed.

ⓘ WINDOW CONDITIONS

Satisfactory

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

10 - KITCHEN

10.1 - APPLIANCES

ⓘ 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

ⓘ GARBAGE DISPOSAL CONDITIONS

Highly Suggested Repairs

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

11 - BATH

11.1 - BATHROOM SINK

ⓘ COUNTER - CABINET CONDITIONS

Upstairs

Multiple issues

🔗 COUNTER - CABINET CONDITIONS

Highly Suggested Repairs

The counter/cabinet in bath was loose.

12 - GARAGE

12.1 - GARAGE

🔒 VEHICLE DOOR CONDITIONS



Recommend insulation panels on garage doors due to plumbing access in the garage. This would be an update.

🔒 VEHICLE DOOR CONDITIONS

Satisfactory

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

🔒 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.

13 - LAUNDRY-WATER HEATER

13.1 - LAUNDRY/WATER HEATER CONDITIONS

ⓘ WATER HEATER CAPACITY

☑ Location: Garage

ⓘ LAUNDRY ROOM CONDITIONS

Satisfactory

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

ⓘ WATER HEATER CAPACITY

General Information



50 Gallon

14 - CRAWLSPACE-PLUMBING

14.1 - CRAWLSPACE

📍 CRAWLSPACE CONDITIONS

Vents

Crawlspace

📍 CRAWLSPACE CONDITIONS



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

📍 CRAWLSPACE CONDITIONS

Highly Suggested 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.

14.2 - PLUMBING

ⓘ WATER MAIN LINE CONDITIONS

- Front
- Crawlspace

ⓘ DRAIN LINE CONDITIONS

- Type: PVC
- Type: Various Types

ⓘ SUPPLY LINE CONDITIONS

- Type: PEX

⊞ WATER MAIN LINE CONDITIONS

Satisfactory

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

⊞ SUPPLY LINE CONDITIONS

Satisfactory

No leaks viewed at the time of inspection.

⊞ DRAIN LINE CONDITIONS



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