



Your Inspection Report

123 Any Street
Any Town, TN 12345



PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Monday, February 19, 2018

PREPARED BY:
Melanie Moore

State of Tennessee

TENNESSEE HOME INSPECTOR LICENSING PROGRAM
HOME INSPECTOR
MELANIE M. MOORE

is to certify that all requirements of the State of Tennessee have been

841
ACTIVE
DATE: May 20, 2019



Full Disclosure Property Inspection
1724 Rivergate Terrace
Soddy Daisy, TN 37379

423.255.1300
423-664-3860

www.fdhomeinspection.com
melanie@fdhomeinspection.com

"BE AN INFORMED BUYER, A RESPONSIBLE SELLER"

January 7, 2021

Dear John Smith,

RE: Report No. 4176, v.8
123 Any Street
Any Town, TN
12345

Thanks very much for choosing Full Disclosure to perform your property inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the State of Tennessee. This document, which is available on our website for your perusal, (you may go there by clicking here: <http://www.fdhomeinspection.com/TennesseeStandardsofPractice.html>) defines the scope of a property inspection.

Clients sometimes assume that a property inspection will include many things that are beyond the scope. I encourage you to read the Tennessee Standards of Practice as well as the attached Inspection Agreement, both of which were made available to you prior to signing the agreement, so that you clearly understand what things are included in the property inspection and report.

Please understand that if you are buying an older home, it will most probably have older materials, mechanicals, plumbing, electrical, etc. Many things will not be in new condition. This is not atypical and such items will be identified but not necessarily found faulty. (Example: An older garage door might be installed on a older home. That is not something I would address.)

PLEASE READ THE WHOLE REPORT! Information has been provided within the report that might pertain to your particular home concerning conditions that might exist due to the age or building materials used on/in the property. Note that not all Targeted Comments included will pertain to your property. Information such as this is generically included in all reports in an effort to try to educate you as to possible issues if any of the mentioned conditions/materials are present on this property.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the property, recording the conditions on a given date and time. Property inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. Should you have an issue where you feel like something was omitted/missed during your inspection, please contact your inspector immediately, without changing anything about the area of concern as that will immediately release the inspector from any/all liability, after referring to the included Inspection Agreement and TN State Standards of Practice.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Full Disclosure Property/Home Inspection to perform your home inspection.

Sincerely,

Melanie Moore
on behalf of
Full Disclosure Property Inspection

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INVOICE

January 7, 2021

Client: John Smith

Report No. 4176, v.8

For inspection at:

123 Any Street

Any Town, TN

12345

on: Monday, February 19, 2018

1750-2499 square feet	\$400.00
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CRAWLSPACE FEE (Add if not a basement or slab per crawlspace)	\$25.00
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Total	<u>\$425.00</u>
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PAID IN FULL - THANK YOU!

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AGREEMENT

123 Any Street, Any Town, TN February 19, 2018

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PARTIES TO THE AGREEMENT

Company

Full Disclosure Property Inspection
1724 Rivergate Terrace
Soddy Daisy, TN 37379

Client

John Smith

Total Fee: \$425.00

This is an agreement between John Smith and Full Disclosure Property Inspection.

1. THIS AGREEMENT, made and entered into on this day by and between the above named client and Full Disclosure Property Inspection, a/k/a Full Disclosure Home Inspection, hereinafter referred to as Inspector. Inspector will conduct a visual inspection of the property in accordance with the State of Tennessee Real Estate Inspectors Standards of Practice Chapter 0780-5-12.10, promulgated by the commissioner, adhering to the same bodies Code of Ethics Chapter 0780-5-12.11. (Both documents are available at <http://www.fhomeinspection.com/TennesseeStandardsOfPractice.html>, or by visiting our website at fhomeinspection.com under the heading Standards of Practice, and hereinafter will be referred to as the Governing Standards). This is not a Building Code Inspection, title examination, nor a By-law Compliance Inspection. The inspector does not offer an opinion pertaining to the advisability or inadvisability of the purchase of the property, its value or its potential use.

1A. The Inspection fee is based on a single visit to the property. Possessions in occupied properties cannot be moved by the inspector per TN State Standards of Practice Scope of work. Additional fees will be charged for any subsequent visits required/requested. In an effort to minimize inaccessible areas an email was sent, upon scheduling inspection, to the listing agent, buyer's agent and copied to client, requesting the listing agent forward it to the seller listing all areas that need accessed. Client is encouraged to ask their agent to verify this was done by sellers agent.

1B. If the inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charge at the Inspectors then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.

2. The client will receive a written report of Inspectors observations of the accessible/operable features of the Property. Subject to the terms and conditions stated herein, the inspection includes the visual examination of the properties exterior, structure, foundation, roof, attached patios/porches/decks, electrical service, plumbing, permanently installed heating and cooling systems, insulation, ventilation, interior including walls, ceilings, floors, steps, stairways, balconies and railings. A representative number of windows, interior doors built-in cabinets, plugs, and switches will be tested. The Inspector does not examine every one of these identical items, therefore, some detectable deficiencies may go unreported. Installed kitchen appliances (excluding clocks, timers, self-cleaning oven functions, dishwasher drying cycles or the quality of the dishwasher performance, or thermostats for automatic calibration or operation) will be normally operated verifying that they work. There is no guarantee that they will operate properly/satisfactorily for the client under regular use. It is a reasonable effort to disclose the condition of the house based on visual inspection. No engineering services are offered.

3. This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection. If you are buying an older home, it will most probably have older materials, mechanicals, plumbing, electrical, etc. Many things will not be in new condition. This is not atypical and such items will be identified but not necessarily found faulty. (Example: An older garage door might be installed on a older home. That is not something I would address.) Not all conditions may be apparent on the inspection day due but not limited to weather conditions, inoperable systems, inaccessible areas, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the

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inspection date. Without dismantling the property or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues or symptoms often do not reveal the extent of the severity of the problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property, however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided. Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date. Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector assumes no warranty, expressed or implied, as to the fitness for the use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any reported/unreported defect or condition, nor is Inspector responsible or liable for any future failures or repairs.

4. Unless prohibited by law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report in the event that client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of the Visual Inspection Agreement or for any other reason or claim. The Inspection Report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the inspector that is not prepared for or addressed to the Client.

5. Inspections are done in Accordance with the Tennessee Governing Standards aforementioned, are visual, and are not technically exhaustive. The following items are specifically excluded from the inspection: water softening systems, sprinkler systems, telephone and TV cables, electronic wiring systems, timing systems, central vacuum systems, intercom systems, electronic air filters, central air conditioning when outside ambient temperature is below 65° F, heating system when outside temperature is above 60° F, and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine in accordance with the aforementioned Governing Standards. Removable, thermostatically or time-controlled electronics, mechanicals and/or systems (i.e. sprinkler systems, dusk to dawn lights, attic fans, etc.) are excluded from inspections with the exception of the accessible permanently installed HVAC equipment. Atypical mechanical/plumbing/electrical systems of any kind are excluded from inspection including but not limited to pumps, valves, filtering systems, circulation systems, solar, smart house features, etc. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that multi-layer paned windows glazing seals are intact. The Inspector will not dismantle any component or system; full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of the visual inspection.

6. Inspector will not inspect inaccessible or concealed areas of the property; will not conduct geological tests; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to lead-based paint; Radon; Asbestos; Insects; Pesticides; Treated Lumber; Fungus; Mold; Mercury; Carbon Monoxide; Other similar environmental hazards, etc., nor will underground services (i.e.: sewage disposal; water supply; fuel storage or delivery; etc.) be inspected.

6A. No item on the property that is not in or on the primary subject structure being inspected, including but not limited to electrical, plumbing, mechanicals, fencing, retaining walls or property grade that do not directly affect the primary structure, fencing that does not connect to the primary structure, etc. is included.

6B. Areas of Crawlspaces that have less than 18" of entry access or interior clearance, standing water or debris will not be entered. Insulation in crawlspaces will not be moved. (Some crawlspaces vary in depth. Accessible areas per the

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e guidelines will be inspected.)

7. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting in hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes cosmetic features, including but not limited to paint, wall coverings, etc. The Inspector is not required to determine property boundary lines or encroachments.

8. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by the Inspector, the Inspection Report provided to the client by the Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable laws of the State of Tennessee. Any legal recourse shall be executed within Hamilton County, TN. Should the client be unsuccessful in maintaining the claim, then the client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for the time spent by the Inspector or Inspectors personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, any claims must be presented within two (2) months (60 days) from the date of the inspection. Inspector shall have no liability for any claims presented more than two (2) months (60 days) after the date of the inspection.

9. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising here from and the right to offer a resolution prior to clients performance of remedial measures or making changes of any kind. Changing anything from the exact condition it was in during the inspection prior to the inspector being notified and allowed sufficient time to return to the property (a minimum of 72 hours) releases the inspector from any and all liability (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property). The right of examination herein is a condition precedent to the commencement of any claim by the client against the Inspector in any jurisdiction until client has notified the Inspector of said complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.

10. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties hereto. If any provisions of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

11. THIS INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, GUARANTEE OR INSURANCE POLICY OF ANY KIND. There are no warranties made against roof leaks, wet basements, hidden structural damage or mechanical breakdowns. The Report is a professional opinion based on a visual inspection of the accessible area and features of the property as of the date and time of the inspection and not a listing of repairs to be made. The report is not an assessment nor is it an Appraisal. The Inspector is not related to or in business with the Seller, Buyer, Contractor, Lawyer or Realtor.

12. This report is not-transferable. The associated Report is prepared by the Inspector at the Clients request, on Clients behalf, and for Clients use and benefit only. Client hereby agrees to indemnify, defend and hold harmless Inspector if, through the unauthorized distribution of this report, any third party brings claim against Inspector relating to the Inspection or Inspection report.

By signing below, you acknowledge that you were made aware that Full Disclosure Home Inspection, its Inspector(s) and all persons associated/employed by Full Disclosure Home Inspection are limited in liability to the fee paid for the Inspection and Report as designated at the top of this Agreement.

Make Sure you are Informed before signing that dotted line...

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By signing below, you authorize us to distribute copies of the report to the real estate agent(s) working on client's behalf, directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

Acceptance of this agreement in full is acknowledged by the signing of this document, physically or electronically, or by making payment in full to either Full Disclosure Home Inspection, Full Disclosure Property Inspection or Melanie Moore in any form. If payment is made in cash a Paid in Full receipt will be given to client and kept on file by inspector.

Electronic Signature box and Acceptance button are at the very bottom of this document. Please complete signature electronically by typing name in the provided box, accepting then clicking Submit.

_____/_____/_____
Signature of Client or Clients Legal Representative Date Signed

I, Melanie M. Moore Tennessee Inspector's License #000841 do hereby agree to the terms and conditions of this document. Let the sending of this document from my verifiable I.P. address constitute legal signature to the client from Melanie M. Moore of Full Disclosure Property/Home Inspection.

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

SUMMARY

123 Any Street, Any Town, TN February 19, 2018

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SUMMARY

REFERENCE

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

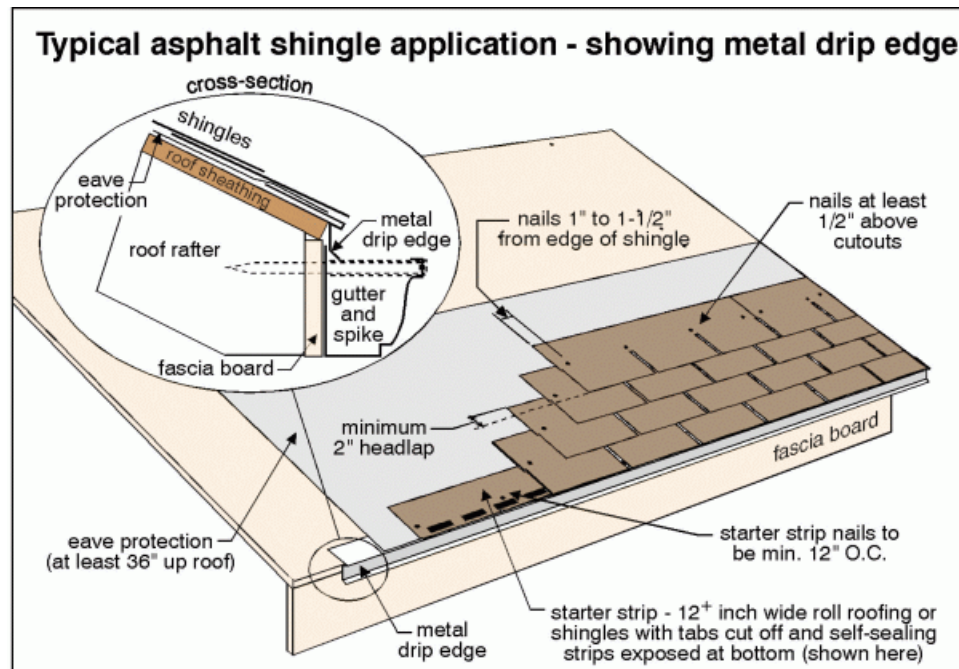
[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Overhangs too big or small -

Asphalt roofing is designed to overhang the edge of the roof from 1-1 without breaking when installed properly with starter strip and drip edge. This length allows the roofing to propel the water well over the edge of the structure preventing water damage. Overhangs that are left too short fail to do this. Just as bad however is leaving the overhang weighty and, when the tar based material heats and softens, allow it to bend under the weight and break where it folds and the roofline.



2. Condition: • Overhangs too big or small -

Asphalt roofing is designed to overhang the edge of the roof from 1-1 without breaking when installed properly with starter strip and drip edge. This length allows the roofing to propel the water well over the edge of the structure preventing water damage. Overhangs that are left too short fail to do this. Just as bad however is leaving the overhang weighty and, when the tar based material heats and softens, allow it to bend under the weight and break where it folds and the roofline.

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REFERENCE



1. Overhangs too big or small Asphalt roofing...

3. Condition: • Raised fasteners under roofing - When you see shingle humped up, usually that means a nail/fastener has backed out under it. This can cause a leak to form on top of the nail head due to weather deteriorating the high point faster than surrounding material. To correct this, you can use a flat wide piece of thin metal, like a flat bar. Gently lift the shingle only as high as necessary to see to place the metal on top of the head, then lay the shingle on the metal. Take a small bloc of wood and lay it on top of the shingle sandwiching the roofing between the metal and wood, then strike the wood with a hammer reseating the nail. This will spread the blow and lessen damage to the shingle we are trying to protect.



2. Raised fasteners under roofing - When you...

SLOPED ROOF FLASHINGS \ Chimney flashings

4. Condition: • [Not let into mortar joints](#)

Top edge of the counter flashing appears to be caulked rather than cut in

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

SUMMARY

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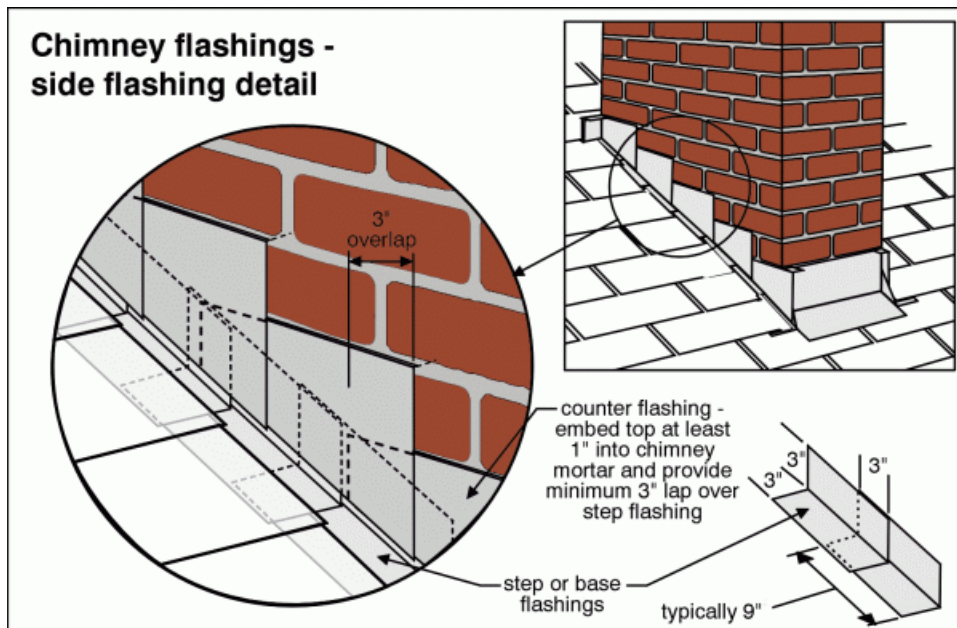
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SUMMARY

REFERENCE

Chimney flashings - side flashing detail



3. Not let into mortar joints

SUMMARY

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SUMMARY

REFERENCE

Exterior

ROOF DRAINAGE \ Gutters

5. Condition: • Loose

Task: Repair



4. Loose

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

6. Condition: • Water Damaged



5. Water Damaged

WALLS \ Fiber cement siding

7. Condition: • [Mechanical damage](#)

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

SUMMARY

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SUMMARY

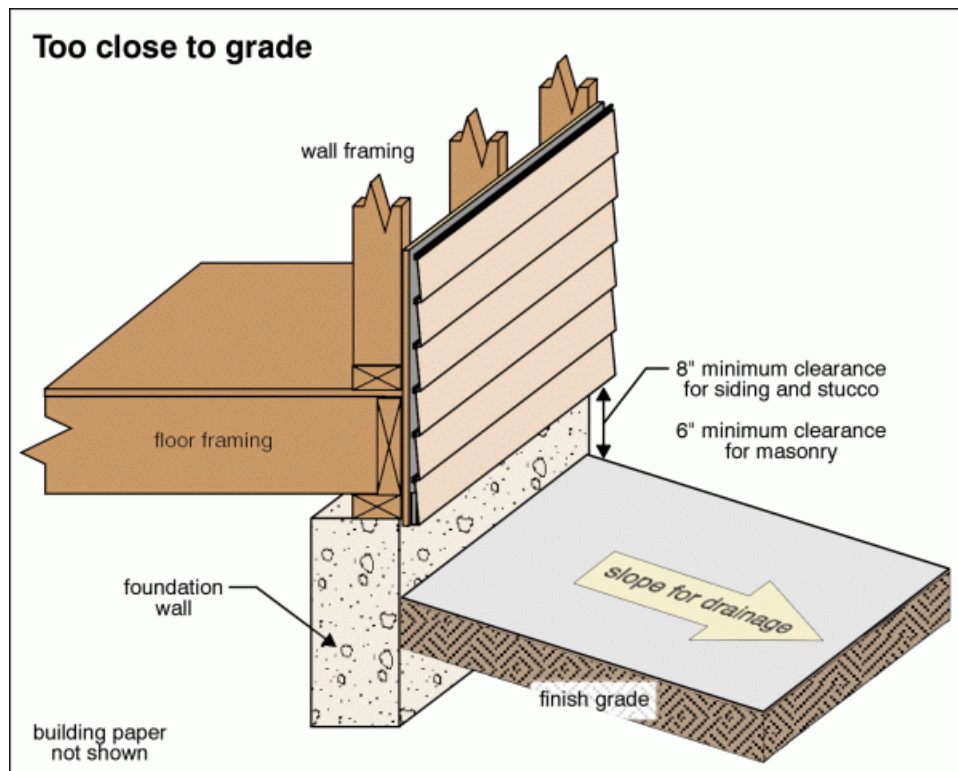
REFERENCE



6. Mechanical damage

8. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to structure, finishes and contents | Rot



SUMMARY

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7. Too close to grade

EXTERIOR GLASS/WINDOWS \ Exterior trim

9. Condition: • [Rot](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Right Side Exterior



8. Rot



9. Rot

10. Condition: • [Paint or stain needed](#)

There is what appears to be some lead-based paint that is not secure that needs to be scraped and/or painted over. Any loose paint should be scraped loose. Anything that is well attached can be painted over and sealed and become a non issue.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Task: Improve

Time: Regular maintenance

SUMMARY

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REFERENCE



10. Paint or stain needed



11. Paint or stain needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

11. Condition: • [Wood/soil contact](#)

Implication(s): Rot | Insect damage



12. Wood/soil contact

LANDSCAPING \ General notes

12. Condition: • [Trees or shrubs too close to building](#)

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

SUMMARY

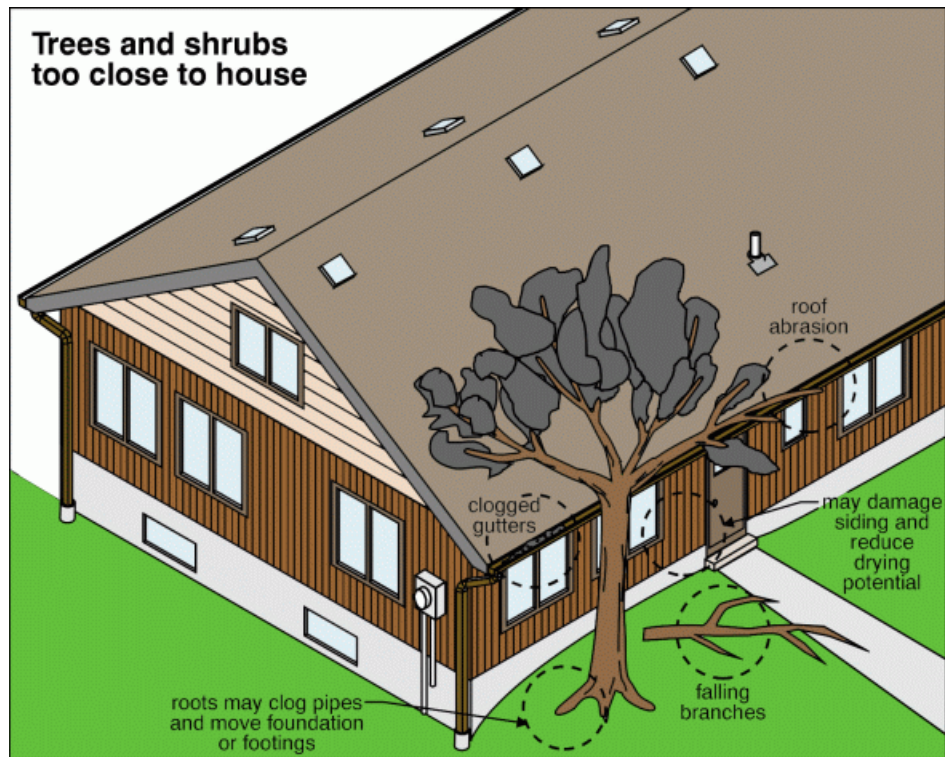
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13. *Trees or shrubs too close to building*

13. Condition: • Debris encourages rodents.

SUMMARY

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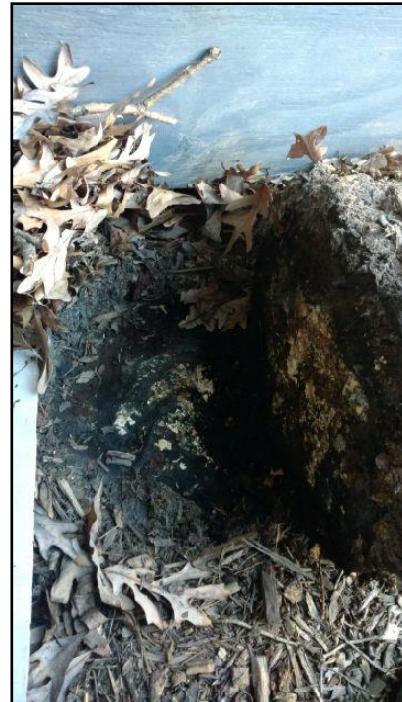
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SUMMARY

REFERENCE



14. Debris encourages rodents.



15. Debris encourages rodents.

14. Condition: • Wood touching foundation

There are some landscape Timber framed Planters beside the home that appear to have insect damage that are touching the foundation of the home where the siding is too close to grade. This is a perfect environment to allow wood-boring insects into the structure. I highly recommend this wood be removed and this area thoroughly inspected by termite inspector.



16. Wood touching foundation

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SUMMARY

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15. Condition: • Trees overhanging roof can speed roofing deterioration and fill gutters.



17. *Trees overhanging roof can speed roofing...*

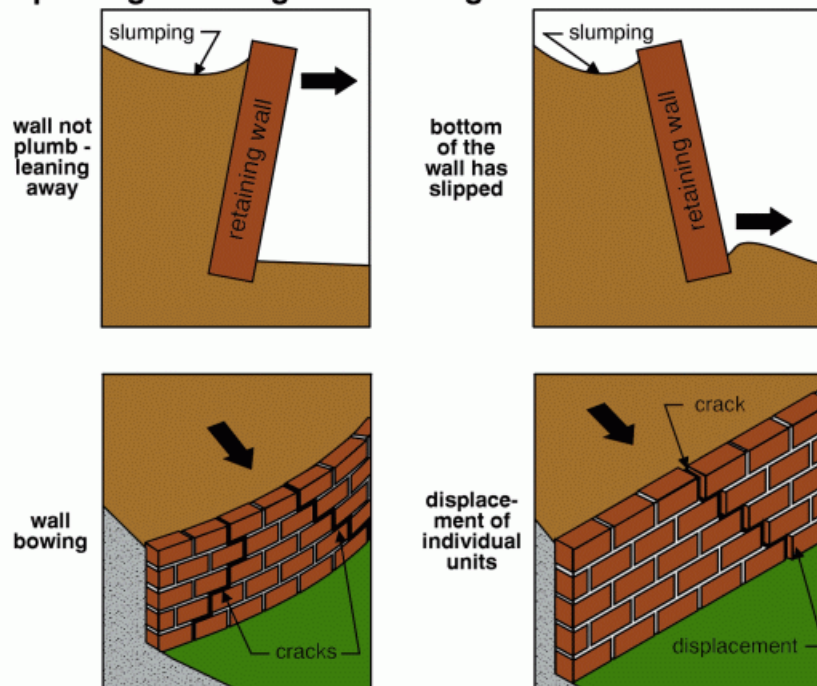
LANDSCAPING \ Retaining wall

16. Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Task: Monitor

Inspecting retaining walls - things to watch for



SUMMARY

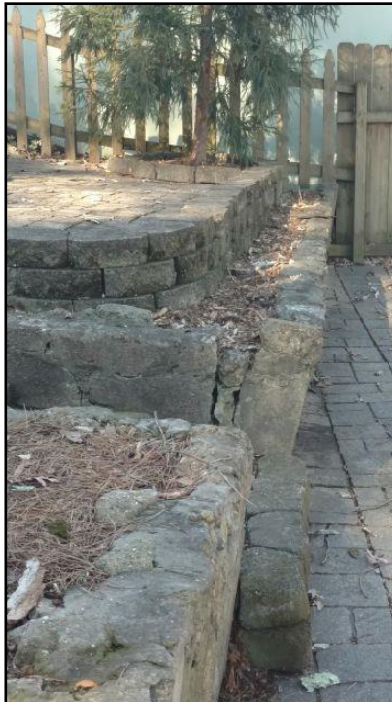
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SUMMARY

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18. *Leaning*

Structure

FOUNDATIONS \ General notes

17. Condition: • recommend termite inspector

Possible signs of wood-boring insect activity on Main beam. I highly recommend that there are termite inspection and any areas they find current or past activity and having a structural inspection.

18. Condition: • recommend termite inspector

Possible signs of wood-boring insect activity on Main beam. I highly recommend that there are termite inspection and any areas they find current or past activity and having a structural inspection.

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19. recommend termite inspector



20. recommend termite inspector

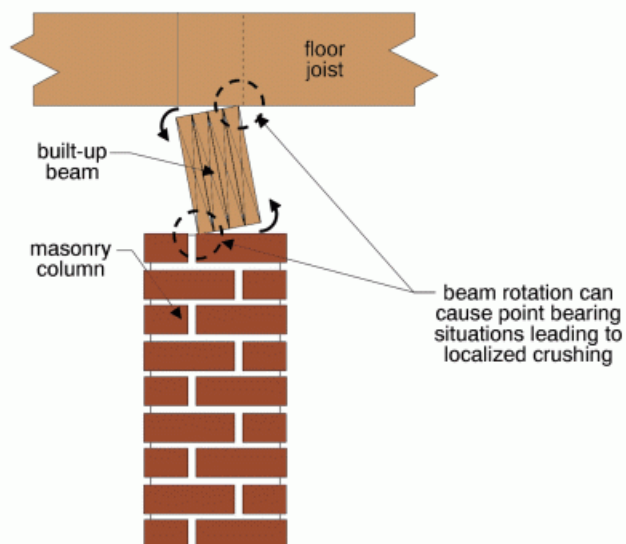
FLOORS \ Beams

19. Condition: • [Rotated or twisted beams](#)

The band that has possible wood-boring insect damage also seems to be splitting down the center where it is spanning between columns. I recommend this be checked for structural integrity

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

Rotated or twisted beams



SUMMARY

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21. Rotated or twisted beams

20. Condition: • [Prior repairs](#)

While a 2x8 has been scammed to a property of what appears to be a wood boring insect damaged beam, the board does not real a load bearing point not reach the full length plus some of the damaged beam.

Implication(s): Weakened structure



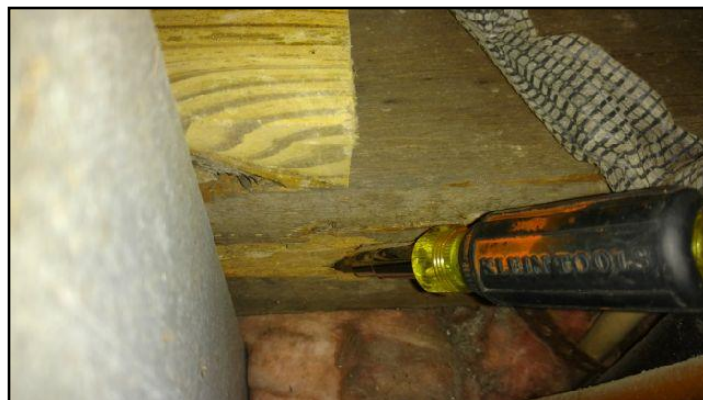
22. Prior repairs



23. Prior repairs



24. Prior repairs



25. Prior repairs

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26. *Prior repairs*

21. Condition: • [Prior repairs](#)

Implication(s): Weakened structure



27. *Prior repairs*

FLOORS \ Sills

22. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure

SUMMARY

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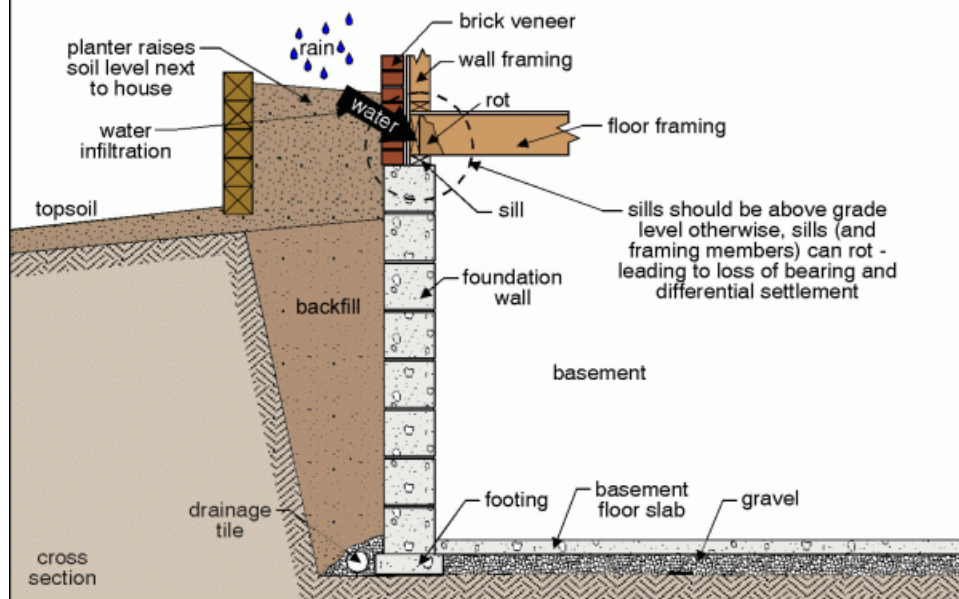
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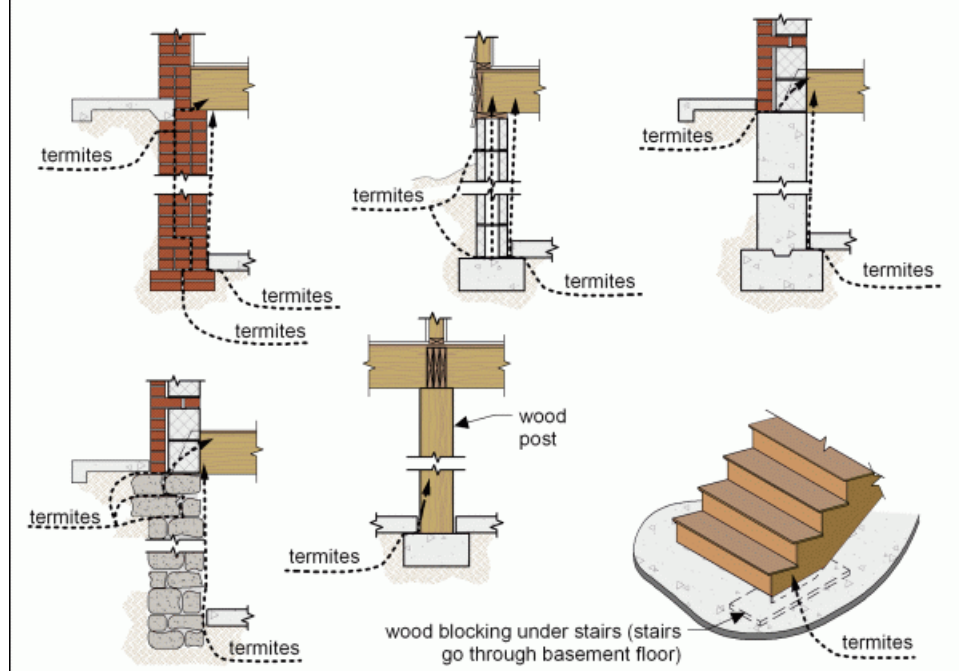
SUMMARY

REFERENCE

Sills should be above grade



Inspecting for subterranean termites - interior



SUMMARY

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28. Rot or insect damage

23. Condition: • [Insect damage](#)

Implication(s): Weakened structure



29. Insect damage

FLOORS \ Joists

24. Condition: • [Rot, insect or fire damage](#)

Implication(s): Weakened structure

SUMMARY

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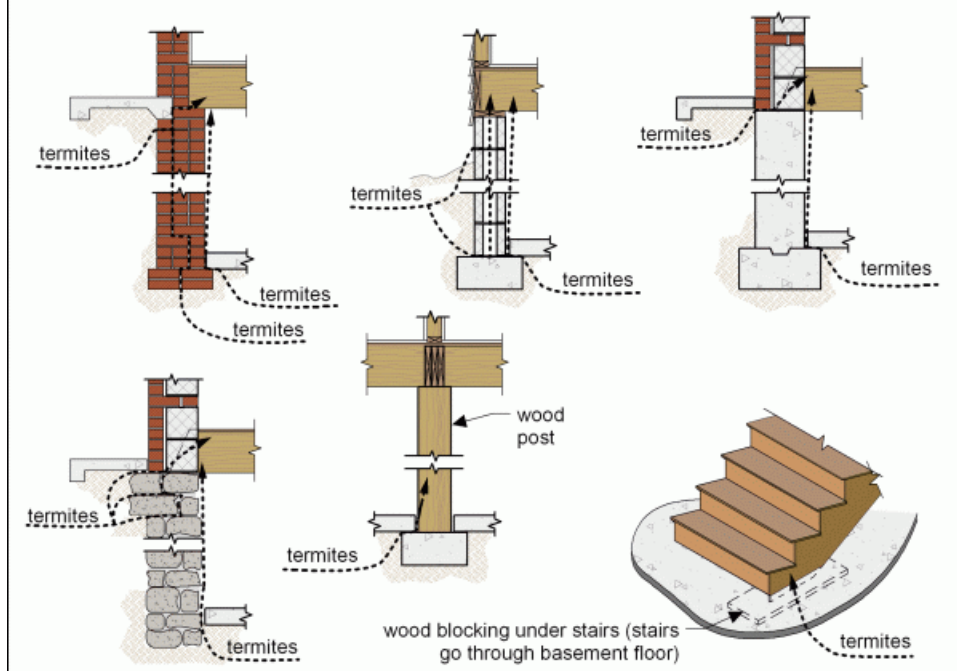
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SUMMARY

REFERENCE

Inspecting for subterranean termites - interior



30. Rot, insect or fire damage

25. Condition: • [Rot, insect or fire damage](#)

A short area of insect damaged joist does have a repair board but here again it does not reach the length of the damage in to undamage material. This board serves no purpose as it is installed

Implication(s): Weakened structure

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SUMMARY

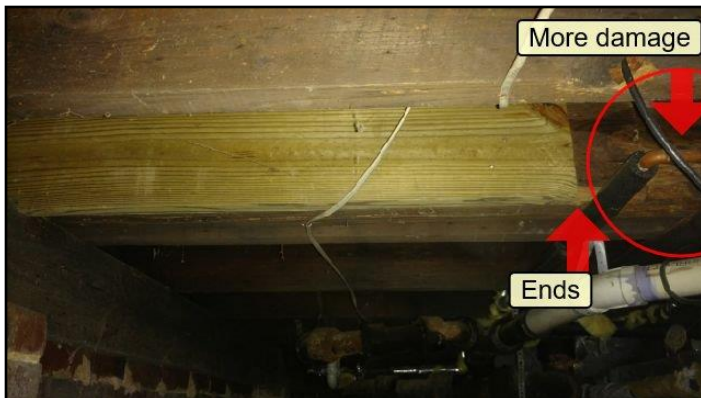
REFERENCE



31. Rot, insect or fire damage



32. Rot, insect or fire damage



33. Rot, insect or fire damage



34. Rot, insect or fire damage

26. Condition: • [Rot, insect or fire damage](#)

Several Joists have no repairs made to them with signs of insect damage. I highly recommend a thorough termite and individual joist structural inspection

Implication(s): Weakened structure

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35. Rot, insect or fire damage



36. Rot, insect or fire damage



37. Rot, insect or fire damage



38. Rot, insect or fire damage



39. Rot, insect or fire damage

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WALLS \ Wood frame walls

27. Condition: • [Rot, insect or fire damage](#)

Damaged area is by Stellar access and does not appear to be jeopardizing the structure.

Implication(s): Weakened structure



40. Rot, insect or fire damage

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

28. Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

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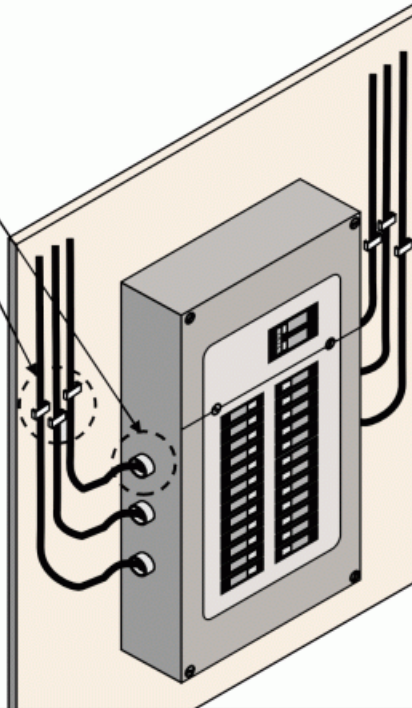
SUMMARY

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Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



Cable support inside walls

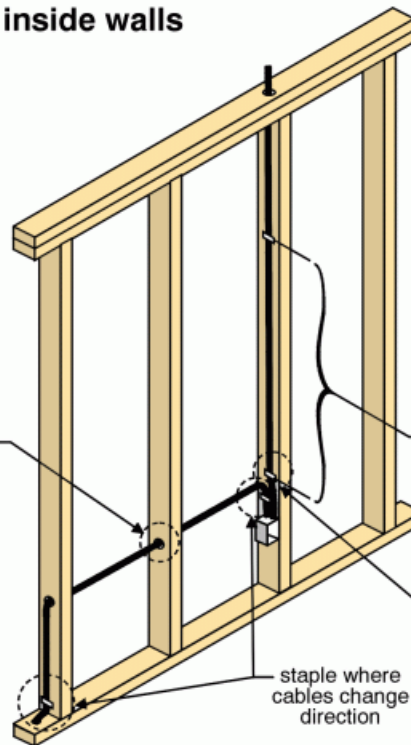
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction



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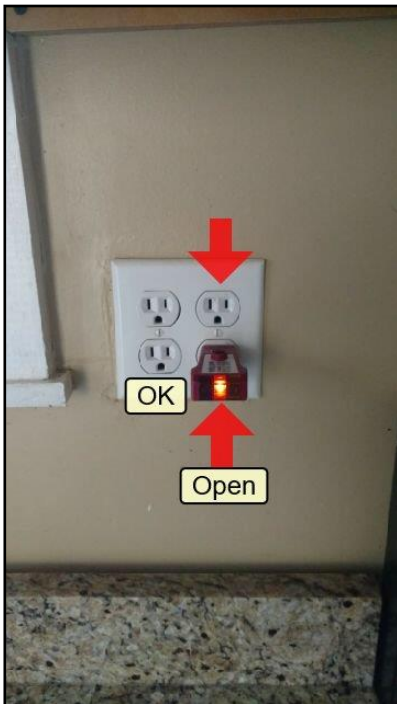


41. Not well secured

DISTRIBUTION SYSTEM \ Outlets (receptacles)

29. Condition: • Open Ground

Only the right Outlet in the double Outlet panel beside the kitchen sink is open ground.



42. Open Ground



43. Open Ground

30. Condition: • Open Ground

Only the right Outlet in the double Outlet panel beside the kitchen sink is open ground.

DISTRIBUTION SYSTEM \ Lights

31. Condition: • [Inoperative](#)

Light only was inoperative. The fan did operate

Implication(s): Inadequate lighting

Location: Front bedroom

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44. Inoperative

Heating

RECOMMENDATIONS \ General

32. Condition: • Equipment placed in the attic over finished space is required to have a walk path to the unit where it can be accessed without the possibility of a technician stepping through the ceiling of damaging duct * over it. This unit is placed where this is not possible. I recommend a path be installed and secured to protect ceilings/ducting.

33. Condition: • Equipment placed in the attic over finished space is required to have a walk path to the unit where it can be accessed without the possibility of a technician stepping through the ceiling of damaging duct * over it. This unit is placed where this is not possible. I recommend a path be installed and secured to protect ceilings/ducting.

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45. Equipment placed in the attic over finished...

Cooling & Heat Pump

AIR CONDITIONING \ Condensate drain line

34. Condition: • [Missing](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

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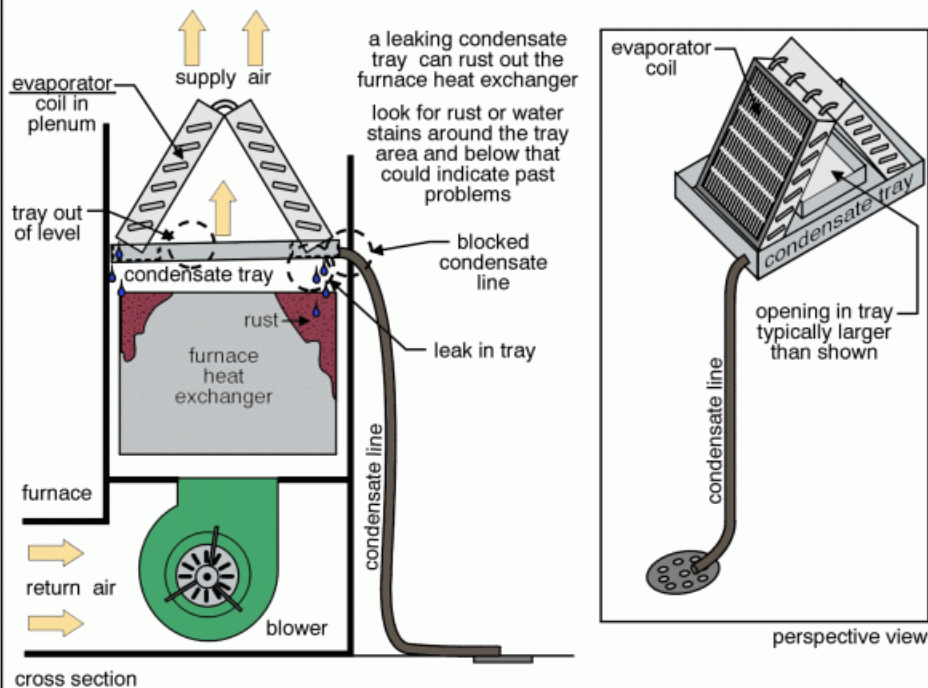
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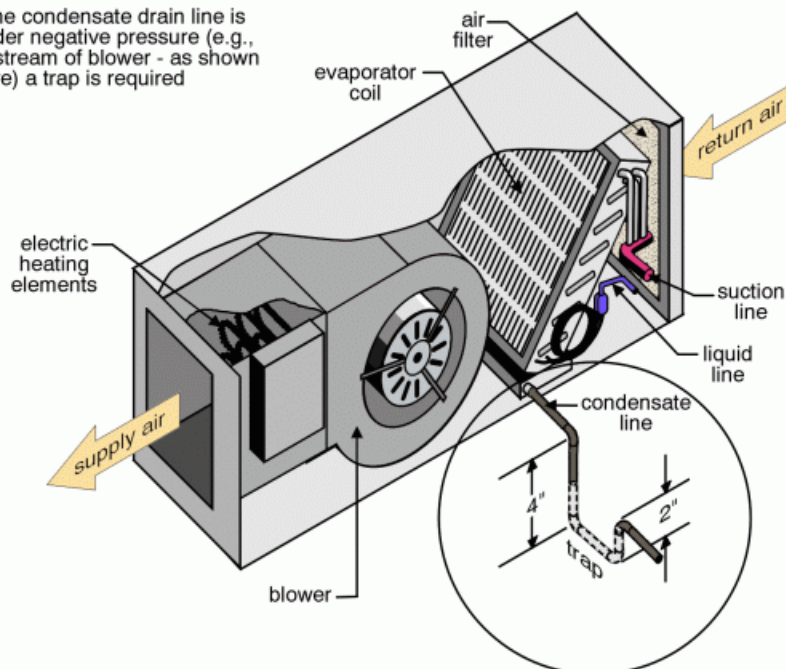
REFERENCE

Leaking condensate tray



Trap required in condensate line

if the condensate drain line is under negative pressure (e.g., upstream of blower - as shown here) a trap is required



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46. Missing

AIR CONDITIONING \ Ducts, registers and grilles

35. **Condition:** • Ductwork is laying on the ground. This will deteriorate the protective coating causing leaks.



47. Ductwork is laying on the ground. This will...

36. **Condition:** • Ductwork is laying on the ground. This will deteriorate the protective coating causing leaks.

37. **Condition:** • Cowling is sagging and retaining water and debris.

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48. Cowling is sagging and retaining water and...

AIR CONDITIONING \ Thermostat

38. Condition: • This inspector could not get the first floor thermostat to change temperature and was unable to test the downstairs unit. I highly recommend that a HVAC professional be consulted during the inspection period To evaluate this equipment. This inspector also placed the thermostat fan in the on position rather than the auto position and could not get the unit fan to come on.



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Plumbing

WATER HEATER \ Tank

39. Condition: • Drainline to exterior from water heater safety pan was missing
The drain line from the pan is emptying into the crawl space

40. Condition: • Drainline to exterior from water heater safety pan was missing
The drain line from the pan is emptying into the crawl space



50. *Drainline to exterior from water heater...*

WATER HEATER \ Temperature/pressure relief (TPR) valve

41. Condition: • TPR Drainline draining in to pan instead of out of home on it's own line.

42. Condition: • TPR Drainline draining in to pan instead of out of home on it's own line.

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51. TPR Drainline draining in to pan instead of...

WASTE PLUMBING \ Drain piping - installation

43. Condition: • Fall on drain line is not sufficient

Task: Improve



52. Fall on drain line is not sufficient

44. Condition: • Fall on drain line is not sufficient

Task: Improve

FIXTURES AND FAUCETS \ Faucet

45. Condition: • Flow lower than balance of home

Location: Second Floor

46. Condition: • Flow lower than balance of home

Location: Second Floor

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53. Flow lower than balance of home



54. Flow lower than balance of home

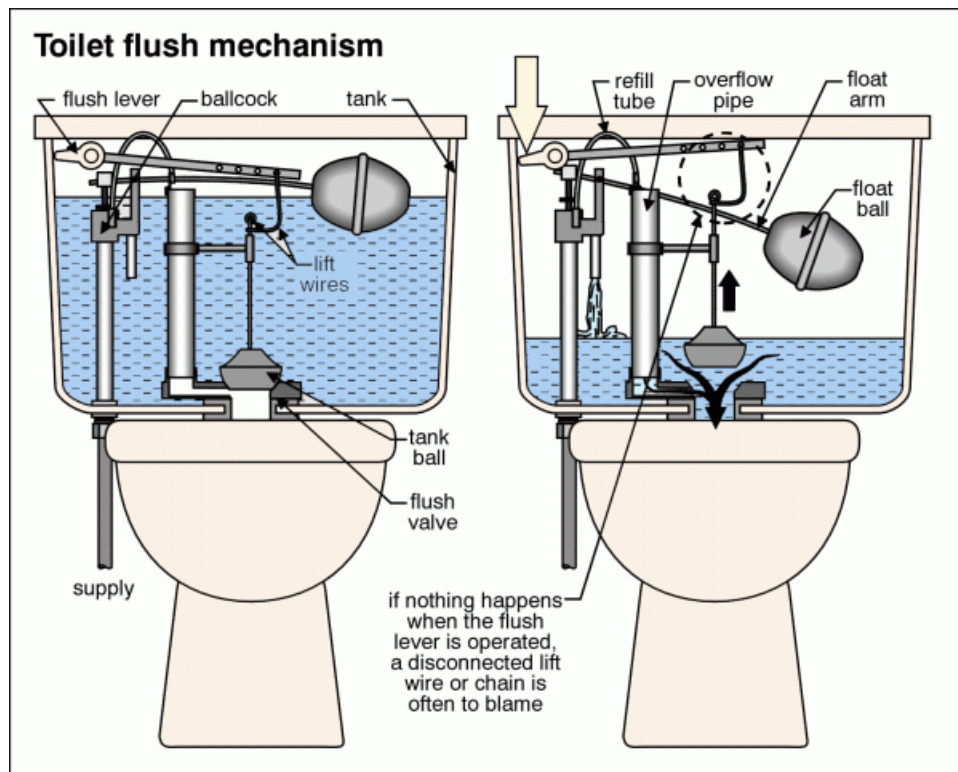
FIXTURES AND FAUCETS \ Toilet

47. Condition: • [Running continuously](#)

It appears the water level needs to be adjusted in the upstairs toilet to prevent continual running

Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption

Location: Second Floor



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55. Running continuously

Interior

CEILINGS \ Fan

48. Condition: • Noisy

Implication(s): Noise nuisance

Location: Living Room



56. Noisy

WALLS \ Plaster or drywall

49. Condition: • Damaged

Location: Second Floor closet

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57. *Damaged*

WINDOWS \ Glass (glazing)

50. Condition: • [Cracked](#)

Implication(s): Physical injury

Location: Front Second Floor



58. *Cracked*

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51. Condition: • Safety glass not installed

When a window is less than 16 inches from the ground it is normally required that this glass be tempered. The window in the bonus area upstairs is approximately 8 inches from the floor. I recommend checking with the building inspector to see if this is okay according to the code as they enforce or having this bottom sash changed to a tempered glass for safety sake. It does appear with the amount of remodeling that has been done on this structure a building permit would have been required and the areas that were affected would be subject to current code AS of the date that permit was pulled

Implication(s): Physical injury



59. Safety glass not installed

DOORS \ General notes

52. Condition: • The right hand pocket door between the living room and dining room was hard to open and close. I recommend it be adjusted



60.

DOORS \ Doors and frames

53. Condition: • Too tight in frame. Needs shaved, adjusted.

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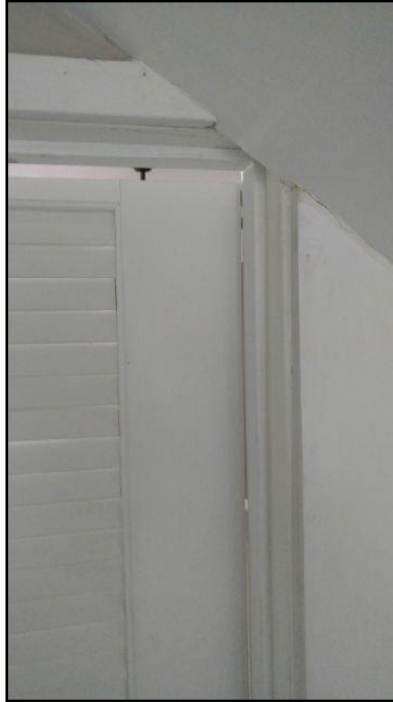
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Location: Second Floor



61. *Too tight in frame. Needs shaved, adjusted.*

54. Condition: • Too tight in frame. Needs shaved, adjusted.

Location: Second Floor

DOORS \ Hardware

55. Condition: • [Ineffective](#)

Implication(s): Equipment ineffective



62. *Ineffective*

56. Condition: • [Ineffective](#)

Implication(s): Equipment ineffective

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63. Ineffective

57. Condition: • Stiff operation

While this inspector could get the deadbolt to latch from the inside using the thumb turn while applying pressure to the door she could not get the deadbolt to latch using the key from the outside. I recommend this be adjusted

Location: Front First Floor Porch



64. Stiff operation

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58. Condition: • Stiff operation

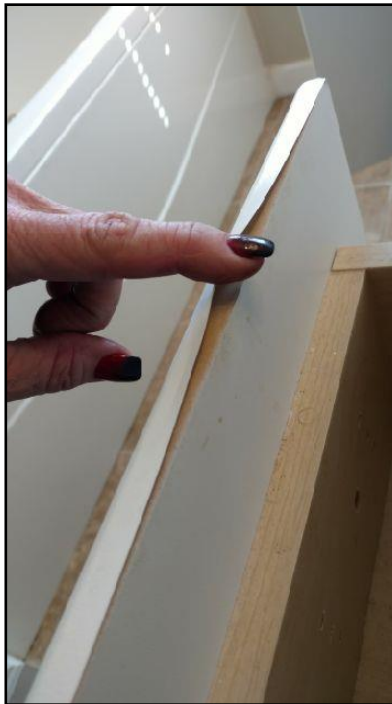
While this inspector could get the deadbolt to latch from the inside using the thumb turn while applying pressure to the door she could not get the deadbolt to latch using the key from the outside. I recommend this be adjusted

Location: Front First Floor Porch

CARPENTRY \ Cabinets

59. Condition: • Damage

Location: Second Floor Bathroom



65. Damage

60. Condition: • Damage

Location: Second Floor Bathroom

EXHAUST FANS \ General notes

61. Condition: • [Missing](#)

Operable windows or an exhaust fan is required in a bathroom that has bathing facilities. The windows in the upstairs bathroom are fixed and no fan is present

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

Location: Second Floor Bathroom

SUMMARY

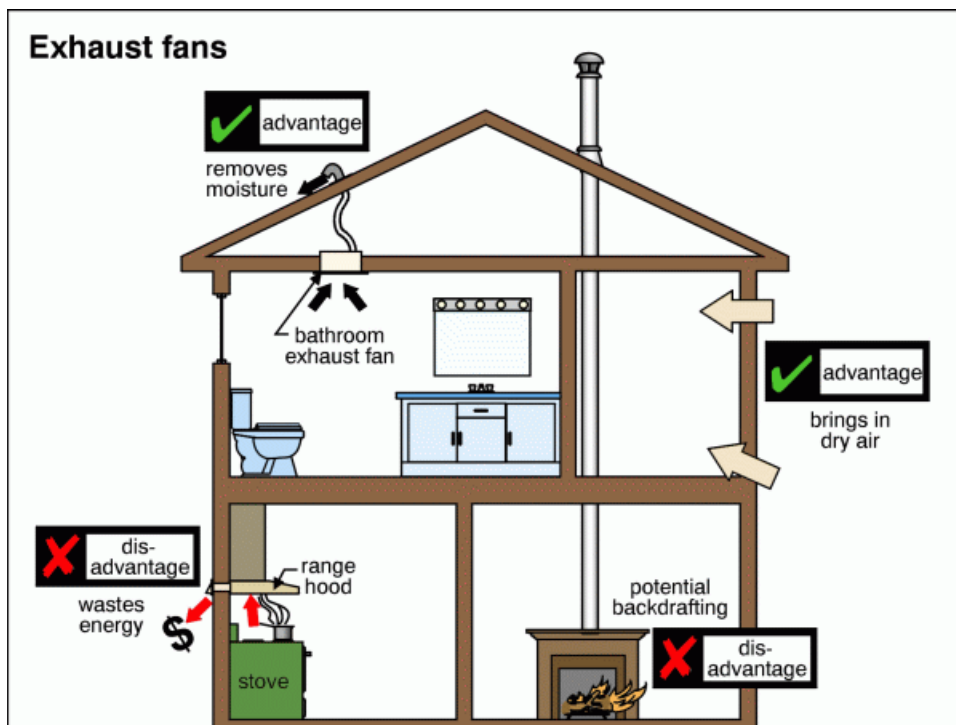
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66. Missing

APPLIANCES \ Range

62. Condition: • Missing Anti-tip bracket on range - The anti-tip bracket is provided by the manufacturer to prevent the unit from being pulled over in certain conditions, such as a child using the oven door for a step. This is a severe injury/life-safety issue. This bracket is in the owner's manual packet when a range is purchased. If it is not available, you can contact the manufacturer, provide the model number of the appliance that can normally be found on a label in the

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pan drawer, and they will normally provide one for you. They can also be purchased after-market on line or at some hardware stores.

63. Condition: • Missing Anti-tip bracket on range - The anti-tip bracket is provided by the manufacturer to prevent the unit from being pulled over in certain conditions, such as a child using the oven door for a step. This is a severe injury/life-safety issue. This bracket is in the owner's manual packet when a range is purchased. If it is not available, you can contact the manufacturer, provide the model number of the appliance that can normally be found on a label in the pan drawer, and they will normally provide one for you. They can also be purchased after-market on line or at some hardware stores.



67. Missing Anti-tip bracket on range - The...

APPLIANCES \ Dishwasher

64. Condition: • Inoperative

This inspector number got the dishwasher to begin cycle. Is possible this inspector was unfamiliar with its operation. Consult the seller for operation and demonstration that it does work.

Implication(s): Equipment inoperative

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68. *Inoperative*

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

END OF REPORT

REFERENCE LIBRARY

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS