



## Inspection Report

**John Anyone**

**Property Address:**  
123 Elm Street  
Anytown TN 37075



123 Elm Street

**All-Pro Home Inspections LLC**

**Jeremy Martin, License #750**  
105 Merrimac Road  
Hendersonville, TN 37075  
615-337-1277

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<b>Date:</b> 5/29/2013	<b>Time:</b> 08:57 AM	<b>Report ID:</b>
<b>Property:</b> 123 Elm Street Anytown TN 37075	<b>Customer:</b> John Anyone	

### Comment Key or Definitions

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.

**Inspected (IN)** = 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.

**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.

**Not Present (NP)** = This item, component or unit is not in this home or building.

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

### **When Things Go Wrong**

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

#### **Intermittent Or Concealed Problems:**

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

#### **No Clues:**

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

#### **We Always Miss Some Minor Things:**

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

#### **Contractor's Advice:**

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

#### **Last Man In Theory:**

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with

high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

### Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

### Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these apparent oversights:

**Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection:** All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

**Conditions During The Inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

**The Wisdom Of Hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

**A Long Look:** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

**We're Generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

**An Invasive Look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not Insurance:** In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

### We Hope This Is Food For Thought!

#### Standards of Practice:

NACHI National Association of Certified Home Inspectors

#### In Attendance:

Vacant (inspector only)

#### Type of building:

Single Family (2 story)

#### Approximate age of building:

Over 25 Years

#### Temperature:

Over 65

#### Weather:

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**1. Roofing**

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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	•				<b>Roof Covering:</b> 3-Tab fiberglass Metal
1.1	FLASHINGS	•				<b>Viewed roof covering</b>
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			•	<b>from:</b> Walked roof
1.3	ROOF DRAINAGE SYSTEMS	•			•	<b>Sky Light(s):</b> None  <b>Chimney (exterior):</b> Brick

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**Comments:**

1.0 The roofing systems appears to be new to the home and working properly at the time of the inspection.

The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 1(Picture) Carport Roof



1.0 Item 2(Picture) Shingles



1.0 Item 3(Picture) Shingles



1.0 Item 4(Picture) Shingles





1.0 Item 5(Picture) Shingles



1.0 Item 6(Picture) Shingles



1.0 Item 7(Picture) Tree Limbs



1.0 Item 8(Picture) shingles



🏠 1.2 There are some bricks in the chimney chase that are showing signs of deterioration. These areas will eventually need to be repaired/replaced.

The plumbing vent pipes and boots appear to be adequate at the time of the inspection



1.2 Item 1(Picture) Chimney Chase



1.2 Item 2(Picture) Chimney Chase



1.2 Item 3(Picture) Plumbing vent boots

 1.3 To help keep water away from the home, extend the downspouts.

To help keep the water flowing properly through the gutter system, clean the debris out of the gutter.



1.3 Item 1(Picture) Gutters

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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.

**2. Exterior**

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 components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•			•	<b>Siding Style:</b> Brick
2.1	DOORS (Exterior)	•				<b>Siding Material:</b> Brick veneer
2.2	WINDOWS	•				<b>Exterior Entry Doors:</b> Wood
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			•	<b>Appurtenance:</b> Patio
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				<b>Driveway:</b> Asphalt
2.5	EAVES, SOFFITS AND FASCIAS	•			•	

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**Comments:**

📍 2.0 There are two cracks in the brick exterior on the home, front right corner and back left corner, that appear to be structural in nature. I recommend having a structural contractor/engineer to evaluate for repair options.

The home has several small step cracks in the exterior, these appear to be normal settling. Watch for any further development. Seal to help prevent moisture from entering.



2.0 Item 1(Picture) Left side of home



2.0 Item 2(Picture) Brick Exterior



2.0 Item 3(Picture) Brick Exterior



2.0 Item 4(Picture) Front porch

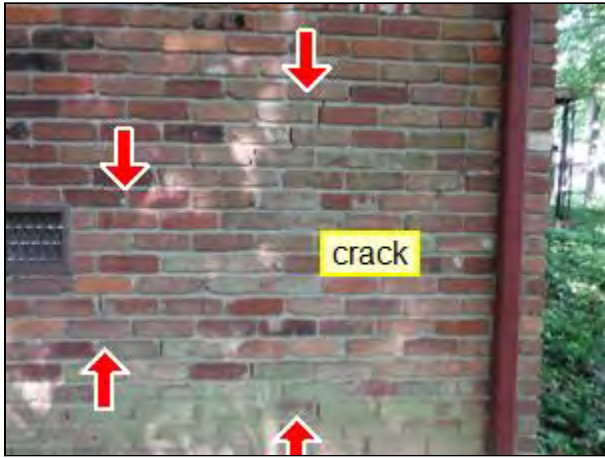


2.0 Item 5(Picture) Front of home

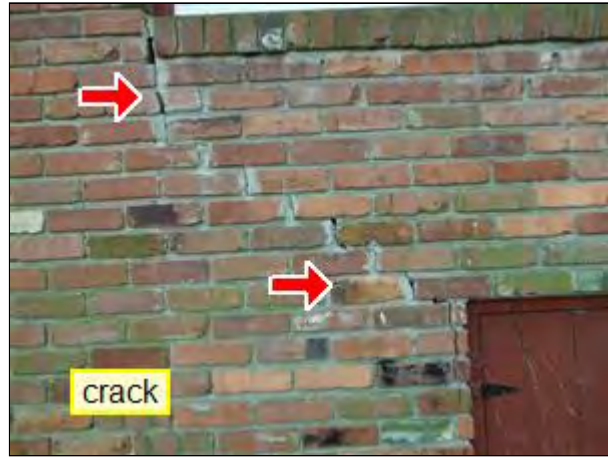


2.0 Item 6(Picture) Front of home





2.0 Item 7(Picture) Back corner of home



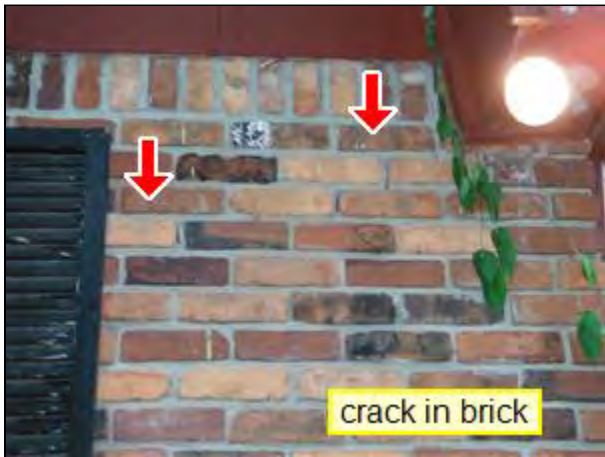
2.0 Item 8(Picture) Back corner of home



2.0 Item 9(Picture) Back corner of home



2.0 Item 10(Picture) Back right corner



2.0 Item 11(Picture) Front of home

🏠 2.3 The patio has some cracks that need to be repaired to prevent any further damage.



2.3 Item 1(Picture) Patio



2.3 Item 2(Picture) Patio

🏠 2.5 Some of the wood around the home on the eaves is starting to deteriorate. These areas need to be repaired, primed and painted to help keep the moisture out.



2.5 Item 1(Picture) Eave on corner



2.5 Item 2(Picture) front of home



2.5 Item 3(Picture) Eave on back of home

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.

**3. Garage**

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•				<b>Garage Door Type:</b> Two manual
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•	<b>Garage Door Material:</b> Metal
3.2	GARAGE FLOOR	•				
3.3	GARAGE DOOR (S)	•				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				

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**Comments:**

 **3.1** The garage front wall is showing signs of displacement due to movement. I recommend a structural contractor/engineer to evaluate for repairs.



3.1 Item 1(Picture) Garage front wall



3.1 Item 2(Picture) Garage



**4. 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.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	•			•	<b>Ceiling Materials:</b> Drywall
4.1	WALLS	•			•	<b>Wall Material:</b> Drywall
4.2	FLOORS	•				<b>Floor Covering(s):</b> Carpet Hardwood T&G Vinyl
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			•	
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Interior Doors:</b> Hollow core
4.5	DOORS (REPRESENTATIVE NUMBER)	•			•	<b>Window Types:</b> AGED
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•				<b>Cabinetry:</b> Wood <b>Countertop:</b> Vinyl

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**Comments:**

🏠 4.0 The kitchen ceiling and Den ceiling has several moisture stains from previous leaks. The areas were dry at the time of the inspection. Watch for any further developments.

Signs of fungi growth are present on ceiling in several areas in the master bath. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.0 Item 1(Picture) Kitchen Ceiling



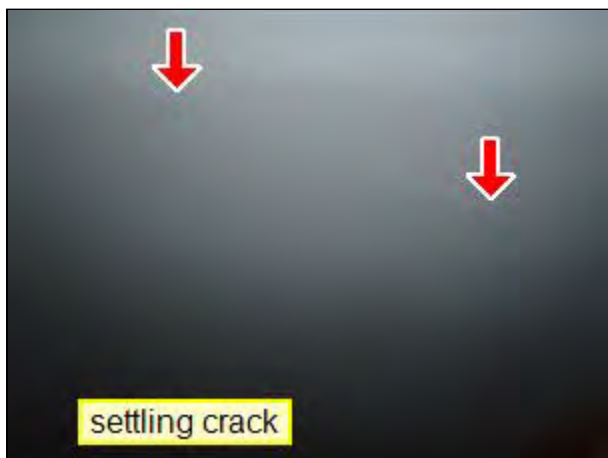
4.0 Item 2(Picture) Master Bathroom Ceiling



4.0 Item 3(Picture) Den

🏠 4.1 The home has some small, settling cracks in the ceilings and walls, these appear to be normal. Watch for any further development.

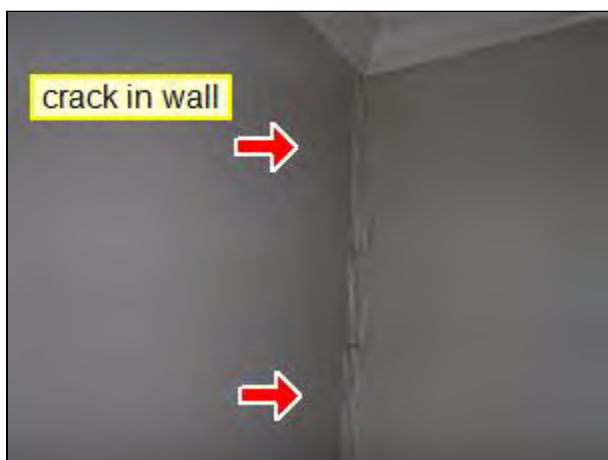
There are some cracks in the front bedroom and living room that appear to be structural in nature. These areas will need to be evaluated by a structural contractor/engineer for repair options.



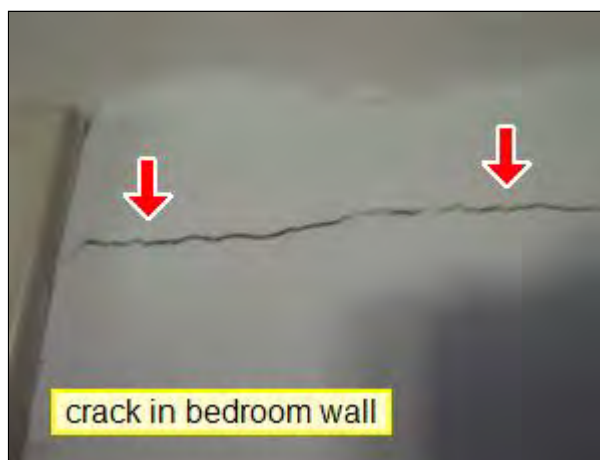
4.1 Item 1(Picture) Ceilings



4.1 Item 2(Picture) Living room



4.1 Item 3(Picture) Living room



4.1 Item 4(Picture) Front bedroom wall

🏠 4.3 The railing for the stairs is loose on both sides, this will need to be repaired.



4.3 Item 1(Picture) Railing

🏠 4.5 Several doors in the home do not latch properly, they will need to be adjusted.

The door to the attic upstairs does not have any weather stripping.



4.5 Item 1(Picture) Upstairs Bathroom Door

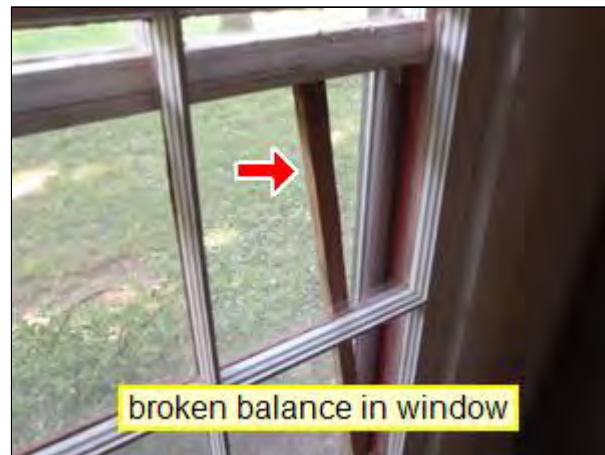


4.5 Item 2(Picture) Door to attic

4.6 The window in the front right bedroom has some broken/missing glazing, this will need to be repaired.



4.6 Item 1(Picture) Front right bedroom



4.6 Item 2(Picture) Front window

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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.

**5. 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.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Masonry block <b>Method used to observe</b>
5.1	WALLS (Structural)	•			•	<b>Crawlspace:</b> Crawled
5.2	COLUMNS OR PIERS	•				<b>Floor Structure:</b> Wood joists
5.3	FLOORS (Structural)	•			•	<b>Wall Structure:</b> Masonry
5.4	CEILINGS (structural)	•				<b>Columns or Piers:</b> Conrete piers
5.5	ROOF STRUCTURE AND ATTIC	•			•	<b>Ceiling Structure:</b> 6" or better <b>Roof Structure:</b> Stick-built <b>Roof-Type:</b> Gable Gambrel <b>Method used to observe</b> <b>attic:</b> Walked <b>Attic info:</b> Pull Down stairs

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**Comments:**

5.0 The crawlspace was dry at the time of the inspection.



5.0 Item 1(Picture) Crawlspace



5.1 There are several cracks in the crawspace walls that correspond with the several cracks on the exterior brick walls. These need to be evaluated by a structural contractor/engineer for repair options.



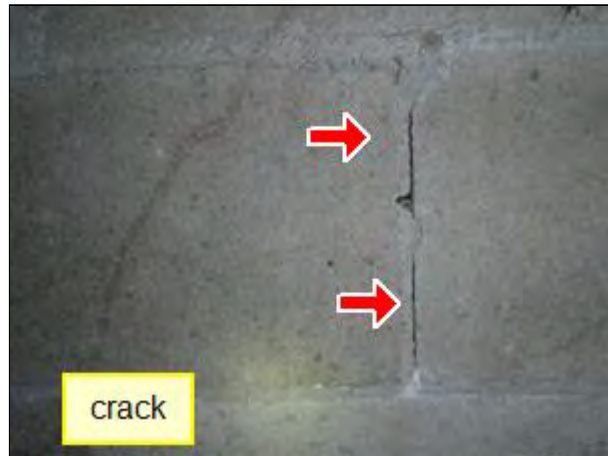
5.1 Item 1(Picture) Crawspace wall



5.1 Item 2(Picture) Crawspace walls



5.1 Item 3(Picture) Crawspace wall



5.1 Item 4(Picture) Crawspace wall



5.1 Item 5(Picture) Crawspac walls

5.2 The home uses a concrete pier system for support.



5.2 Item 1(Picture) Concrete Piers



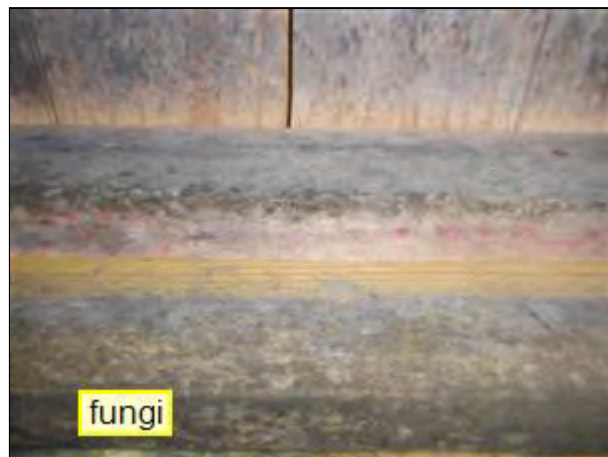
5.2 Item 2(Picture) Concrete Piers

5.3 Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

There is a sub floor joist under the front bedroom area that is deteriorated and will need to be repaired/replaced.



5.3 Item 1(Picture) Sub Floor



5.3 Item 2(Picture) Sub Floor



5.3 Item 3(Picture) Sub Floor



5.3 Item 4(Picture) Joist under front bedroom



🏠 5.5 There is a small gap in the roof structure, over lower level, that need to be sealed.



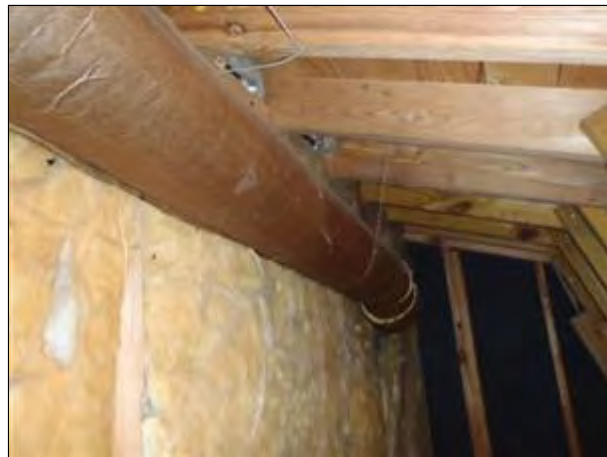
5.5 Item 1(Picture) Roof structure



5.5 Item 2(Picture) Attic



5.5 Item 3(Picture) Roof structure



5.5 Item 4(Picture) Roof structure



5.5 Item 5(Picture) Roof structure



5.5 Item 6(Picture) Roof structure



5.5 Item 7(Picture) Roof structure



5.5 Item 8(Picture) Roof over garage area



5.5 Item 9(Picture) Attic

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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.

**6. Plumbing System**

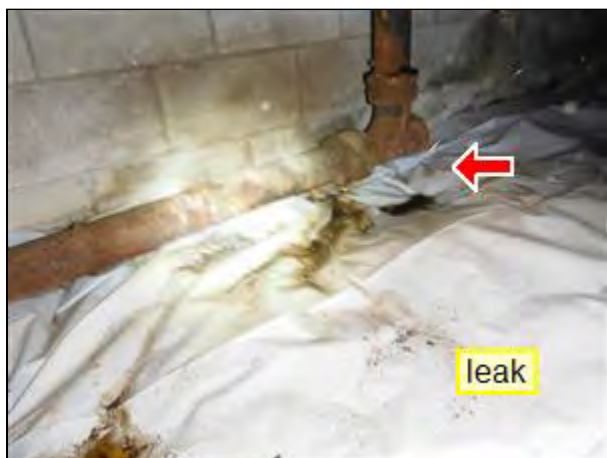
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			•	<b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•	<b>Plumbing Water Supply (into home):</b> Copper
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				<b>Plumbing Water Distribution (inside home):</b> Copper
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Washer Drain Size:</b> 2" Diameter
6.4	MAIN FUEL SHUT OFF (Describe Location)	•				<b>Plumbing Waste:</b> PVC Cast iron
						<b>Water Heater Power Source:</b> Electric
						<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)
						<b>Manufacturer:</b> A.O. SMITH

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**Comments:**

 **6.0** There appears to be a leak under the hall toilet in the crawlspace, this will need to be repaired.



6.0 Item 1(Picture) Plumbing drain under hall toilet

🏠 6.1 The front outside hose bibb on the front of the home is leaking, this will need to be repaired.

The kitchen sink appears to be not draining properly, this will need to be repaired.

The upstairs shower floor has cracks/gaps in the tile. These areas will need to be repaired to prevent water leaks.

The downstairs bathtub has cracks/gaps in the tile. These areas will need to be repaired to prevent water leaks.

The tub downstairs is missing a handle and there is a chip in the bottom, repair/replace.

The toilet is loose in the downstairs bathroom, secure.

There is a leak at the cold water supply line at the laundry room sink, repair.

There is a water line in the crawlspace above the water heater that is showing signs of corrosion. This will need to be repaired.



6.1 Item 1(Picture) Front of home



6.1 Item 2(Picture) Kitchen sink



6.1 Item 3(Picture) Upstairs Shower Floor



6.1 Item 4(Picture) Downstairs Tub





6.1 Item 5(Picture) Downstairs Tub



6.1 Item 6(Picture) Downstairs Tub



6.1 Item 7(Picture) Downstairs Tub



6.1 Item 8(Picture) Downstairs tub



6.1 Item 9(Picture) Downstairs Bathroom



6.1 Item 10(Picture) Laundry room sink

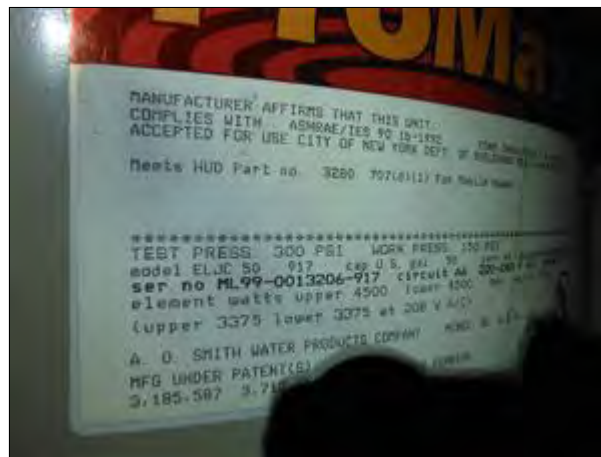


6.1 Item 11(Picture) Water Line above water heater

6.2 The hot water heater appeared to be adequate at the time of the inspection.



6.2 Item 1(Picture) Water Heater



6.2 Item 2(Picture) Label

**6.3** The main water shut off is located under the home.

6.3 Item 1(Picture) Water shut off under home

**6.4** The main fuel shut off is at gas meter outside

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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.




**7. Electrical System**

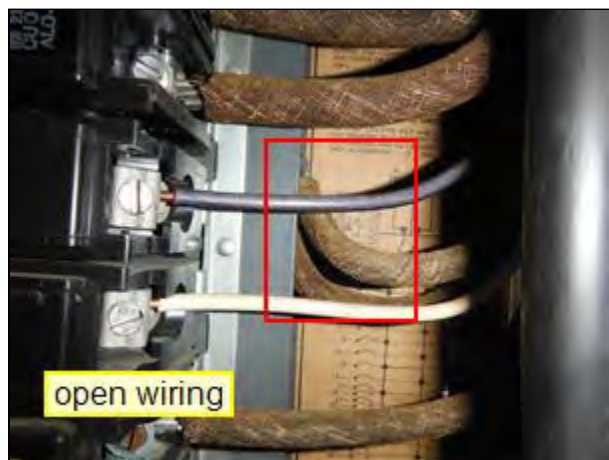
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•				<b>Electrical Service</b> <b>Conductors:</b> Overhead service <b>Panel capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			•	
7.3	CONNECTED DEVICES AND FIXTURES (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)	•			•	
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			•		
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

 **7.2 Problem(s) discovered with Branch Circuits such as open wiring and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.**



7.2 Item 1(Picture) Electrical Panel

7.3 There is an outlet upstairs that needs a cover plate.

There are several lights in the closets that are missing globes for safety. Replace.

There is a broken light bulb in the crawlspace, repair.



7.3 Item 1(Picture) Outlet upstairs



7.3 Item 2(Picture) Closet Light



7.3 Item 3(Picture) Light in crawlspace

7.6 The main panel is located in the garage. It appeared adequate at the time of the inspection.



7.6 Item 1(Picture) Electrical Panel



7.6 Item 2(Picture) Electrical Panel

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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.

**8. Heating / 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.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	•				<b>Heat Type:</b> Forced Air
8.1	NORMAL OPERATING CONTROLS		•			<b>Energy Source:</b> Gas
8.2	AUTOMATIC SAFETY CONTROLS	•				<b>Number of Heat Systems (excluding wood):</b> One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	<b>Heat System Brand:</b> RUUD
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Ductwork:</b> Insulated
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				<b>Filter Type:</b> Disposable
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•				<b>Types of Fireplaces:</b> Conventional
8.7	COOLING AND AIR HANDLER EQUIPMENT	•				<b>Operable Fireplaces:</b> One
8.8	NORMAL OPERATING CONTROLS	•				<b>Cooling Equipment Type:</b> Air conditioner unit
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Central Air Manufacturer:</b> RUUD

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

8.0 I did not inspect the operation of the furnace/Heat due to the temp is over 65 and switching the units back and forth can cause damage to the HVAC system.

8.3 There is some loose insulation off the duct work in the crawlspace. Repair.



8.3 Item 1(Picture) Duct in crawlspace

8.6 I recommend having the fireplace and flue cleaned and inspected by a licensed chimney sweep before use.



8.7

The temperature at the return: 69 degrees, at register, 55 degrees.

The AC system was working properly at the time of the inspection

I do recommend having the unit placed on a maintenance plan for yearly service to help prolong the life of the units. I am unable to determine the remaining life of the units.



8.7 Item 1(Picture) HVAC System



8.7 Item 2(Picture) HVAC System



8.7 Item 3(Picture) Label



8.7 Item 4(Picture) HVAC System

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.

**9. 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.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•				<b>Attic Insulation:</b> Blown
9.1	INSULATION UNDER FLOOR SYSTEM	•				<b>Ventilation:</b> Soffit Vents Turbines Passive
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•				<b>Exhaust Fans:</b> Fan only None
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				<b>Dryer Power Source:</b> 240 Electric
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•				<b>Dryer Vent:</b> Unknown  <b>Floor System Insulation:</b> Batts

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**9.0** Insulation in attic appears to be adequate.



9.0 Item 1(Picture) Attic Insulation



9.1 The floor system is insulated.



9.1 Item 1(Picture) Insulation in sub floors

9.2 There is the presence of a vapor barrier (plastic on crawlspace floor) in the crawlspace.



9.2 Item 1(Picture) Vapor Barrier

9.3 The home uses some passive vents for attic ventilation and they appear adequate at the time of the inspection.



9.3 Item 1(Picture) Attic Vents

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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.

**10. Built-In Kitchen Appliances**

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.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER		•			<b>Dishwasher Brand:</b> WHIRLPOOL
10.1	RANGES/OVENS/COOKTOPS	•				<b>Disposer Brand:</b> IN SINK ERATOR
10.2	RANGE HOOD	•				<b>Exhaust/Range hood:</b> VENTED
10.3	FOOD WASTE DISPOSER	•			•	<b>Range/Oven:</b> GENERAL ELECTRIC
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**10.0** We did not run the dishwasher for operation due to the kitchen sink is clogged.

 **10.3** The disposal was not working at the time of the inspection.

The built-in appliances of the home were 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.

## General Summary



### All-Pro Home Inspections LLC

105 Merrimac Road  
Hendersonville, TN 37075  
615-337-1277

**Customer**  
John Anyone


**Address**  
123 Elm Street  
Anytown TN 37075

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, 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 or efficiency 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.

## 1. Roofing

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected, Repair or Replace

-  There are some bricks in the chimney chase that are showing signs of deterioration. These areas will eventually need to be repaired/replaced.

The plumbing vent pipes and boots appear to be adequate at the time of the inspection

1. Roofing



1.2 Item 1(Picture) Chimney Chase



1.2 Item 2(Picture) Chimney Chase



1.2 Item 3(Picture) Plumbing vent boots

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

 To help keep water away from the home, extend the downspouts.

To help keep the water flowing properly through the gutter system, clean the debris out of the gutter.



## 1. Roofing



1.3 Item 1(Picture) Gutters

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace



There are two cracks in the brick exterior on the home, front right corner and back left corner, that appear to be structural in nature. I recommend having a structural contractor/engineer to evaluate for repair options.

The home has several small step cracks in the exterior, these appear to be normal settling. Watch for any further development. Seal to help prevent moisture from entering.

2. Exterior



2.0 Item 1(Picture) Left side of home



2.0 Item 2(Picture) Brick Exterior



2.0 Item 3(Picture) Brick Exterior



2.0 Item 4(Picture) Front porch



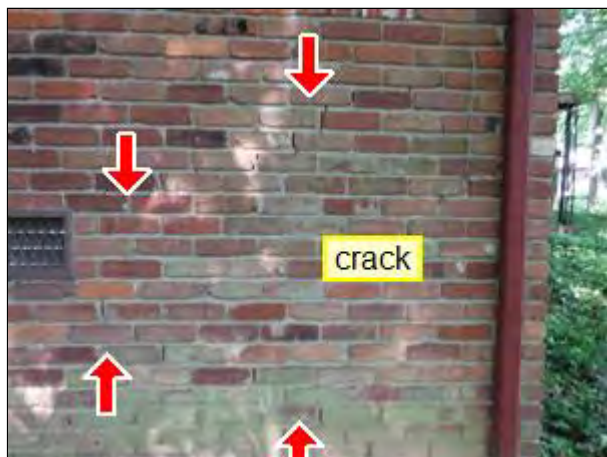
2.0 Item 5(Picture) Front of home



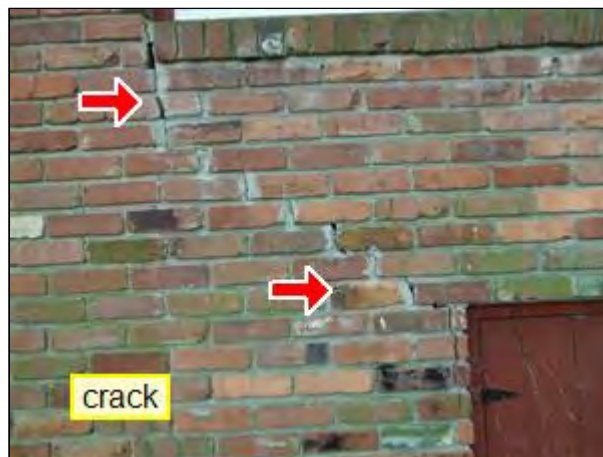
2.0 Item 6(Picture) Front of home



2. Exterior



2.0 Item 7(Picture) Back corner of home



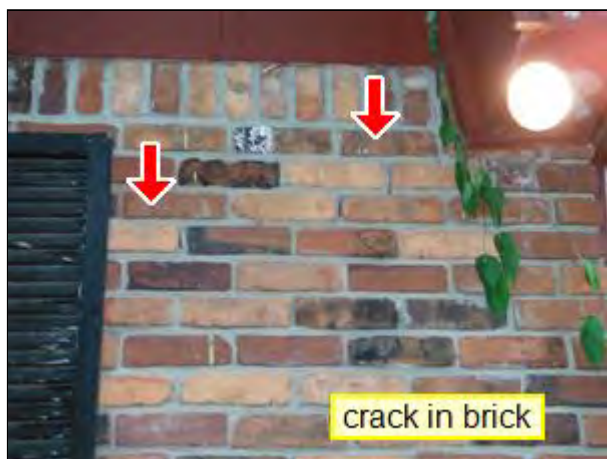
2.0 Item 8(Picture) Back corner of home



2.0 Item 9(Picture) Back corner of home



2.0 Item 10(Picture) Back right corner



2.0 Item 11(Picture) Front of home

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

 The patio has some cracks that need to be repaired to prevent any further damage.

2. Exterior



2.3 Item 1(Picture) Patio



2.3 Item 2(Picture) Patio

2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace



Some of the wood around the home on the eaves is starting to deteriorate. These areas need to be repaired, primed and painted to help keep the moisture out.



2.5 Item 1(Picture) Eave on corner



2.5 Item 2(Picture) front of home



2.5 Item 3(Picture) Eave on back of home

### 3. Garage

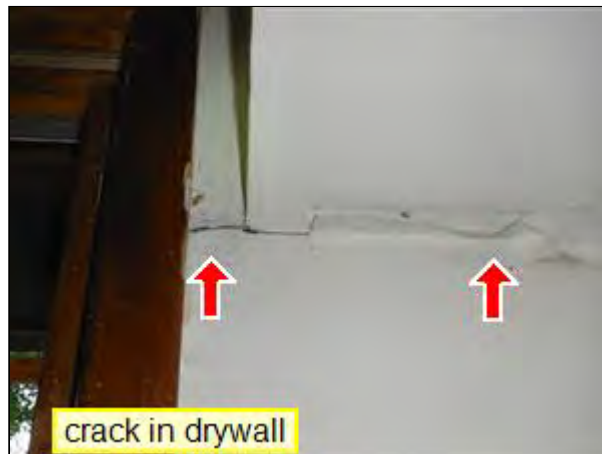
#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

##### Inspected, Repair or Replace

-  The garage front wall is showing signs of displacement due to movement. I recommend a structural contractor/engineer to evaluate for repairs.



3.1 Item 1(Picture) Garage front wall



3.1 Item 2(Picture) Garage

### 4. Interiors

#### 4.0 CEILINGS

##### Inspected, Repair or Replace

-  The kitchen ceiling and Den ceiling has several moisture stains from previous leaks. The areas were dry at the time of the inspection. Watch for any further developments.

Signs of fungi growth are present on ceiling in several areas in the master bath. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



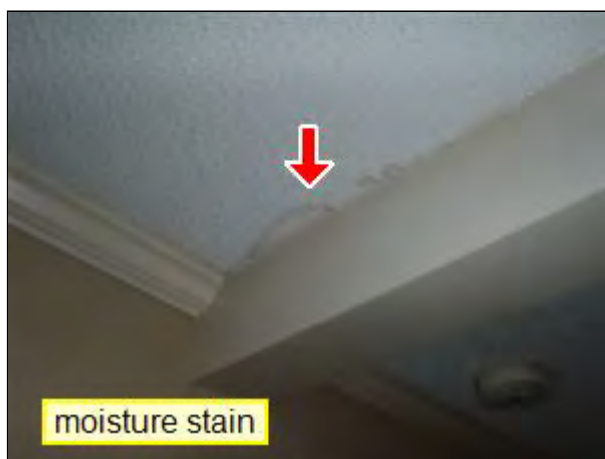
## 4. Interiors



4.0 Item 1(Picture) Kitchen Ceiling



4.0 Item 2(Picture) Master Bathroom Ceiling



4.0 Item 3(Picture) Den

### 4.1 WALLS

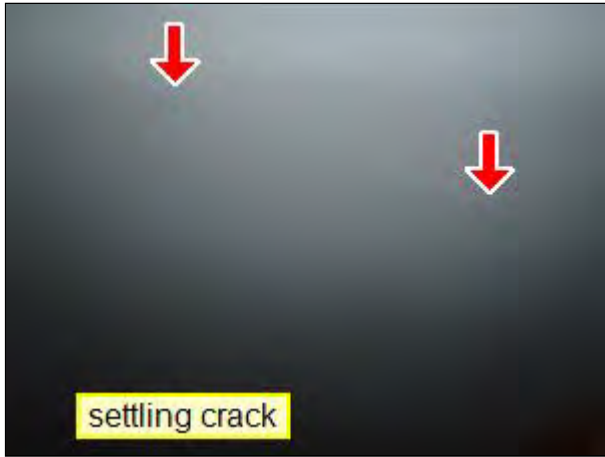
#### Inspected, Repair or Replace



The home has some small, settling cracks in the ceilings and walls, these appear to be normal. Watch for any further development.

There are some cracks in the front bedroom and living room that appear to be structural in nature. These areas will need to be evaluated by a structural contractor/engineer for repair options.

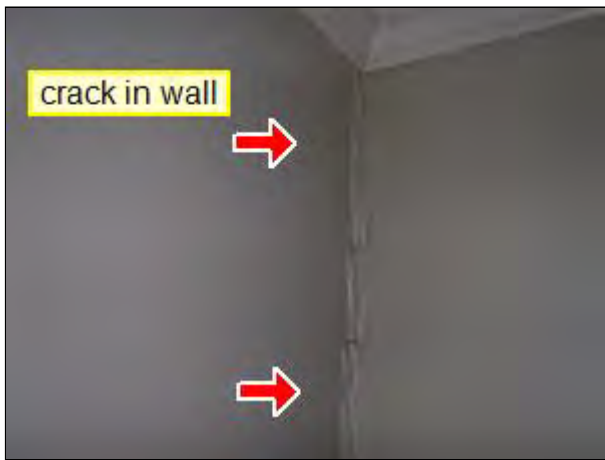
4. Interiors



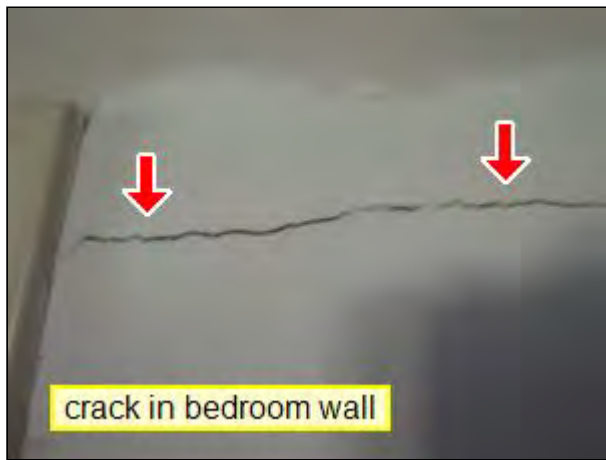
4.1 Item 1(Picture) Ceilings



4.1 Item 2(Picture) Living room



4.1 Item 3(Picture) Living room



4.1 Item 4(Picture) Front bedroom wall

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

 The railing for the stairs is loose on both sides, this will need to be repaired.



4.3 Item 1(Picture) Railing

## 4. Interiors

### 4.5 DOORS (REPRESENTATIVE NUMBER)

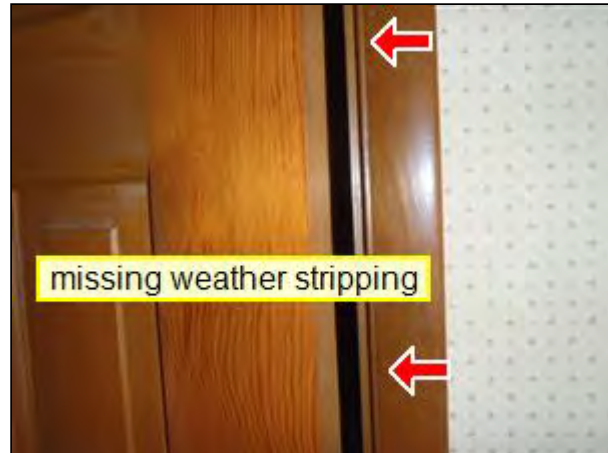
#### Inspected, Repair or Replace

 Several doors in the home do not latch properly, they will need to be adjusted.

The door to the attic upstairs does not have any weather stripping.



4.5 Item 1(Picture) Upstairs Bathroom Door




4.5 Item 2(Picture) Door to attic

## 5. Structural Components

### 5.1 WALLS (Structural)

#### Inspected, Repair or Replace

 There are several cracks in the crawlspace walls that correspond with the several cracks on the exterior brick walls. These need to be evaluated by a structural contractor/engineer for repair options.

## 5. Structural Components



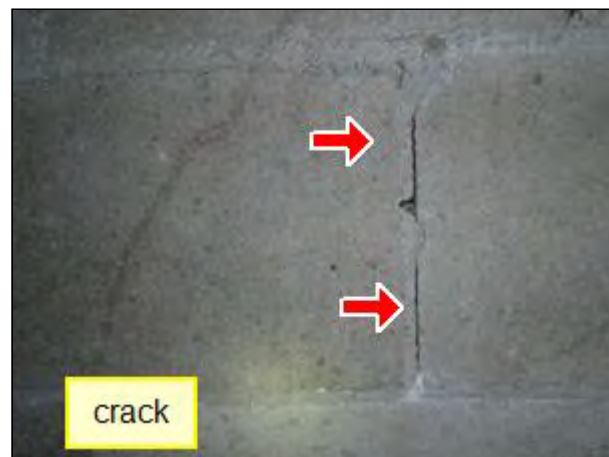
5.1 Item 1(Picture) Crawspace wall



5.1 Item 2(Picture) Crawspace walls



5.1 Item 3(Picture) Crawspace wall



5.1 Item 4(Picture) Crawspace wall



5.1 Item 5(Picture) Crawspac walls

### 5.3 FLOORS (Structural)

#### Inspected, Repair or Replace



Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

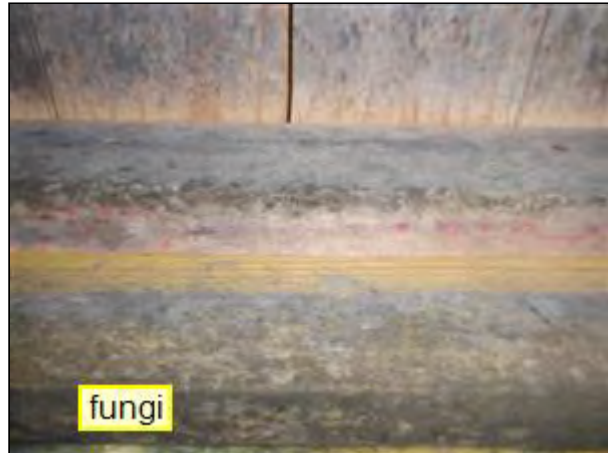


**5. Structural Components**

There is a sub floor joist under the front bedroom area that is deteriorated and will need to be repaired/replaced.



5.3 Item 1(Picture) Sub Floor



5.3 Item 2(Picture) Sub Floor



5.3 Item 3(Picture) Sub Floor



5.3 Item 4(Picture) Joist under front bedroom

**5.5 ROOF STRUCTURE AND ATTIC**

**Inspected, Repair or Replace**

 There is a small gap in the roof structure, over lower level, that need to be sealed.



5. Structural Components



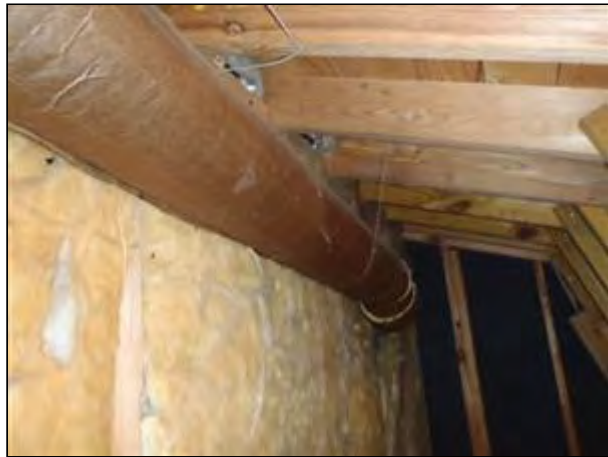
5.5 Item 1(Picture) Roof structure



5.5 Item 2(Picture) Attic



5.5 Item 3(Picture) Roof structure



5.5 Item 4(Picture) Roof structure



5.5 Item 5(Picture) Roof structure



5.5 Item 6(Picture) Roof structure

**5. Structural Components**



5.5 Item 7(Picture) Roof structure



5.5 Item 8(Picture) Roof over garage area



5.5 Item 9(Picture) Attic

**6. Plumbing System**

**6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Inspected, Repair or Replace**

 There appears to be a leak under the hall toilet in the crawlspace, this will need to be repaired.

## 6. Plumbing System



6.0 Item 1(Picture) Plumbing drain under hall toilet

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

 The front outside hose bibb on the front of the home is leaking, this will need to be repaired.

The kitchen sink appears to be not draining properly, this will need to be repaired.

The upstairs shower floor has cracks/gaps in the tile. These areas will need to be repaired to prevent water leaks.

The downstairs bathtub has cracks/gaps in the tile. These areas will need to be repaired to prevent water leaks.

The tub downstairs is missing a handle and there is a chip in the bottom, repair/replace.

The toilet is loose in the downstairs bathroom, secure.

There is a leak at the cold water supply line at the laundry room sink, repair.

There is a water line in the crawlspace above the water heater that is showing signs of corrosion. This will need to be repaired.

6. Plumbing System



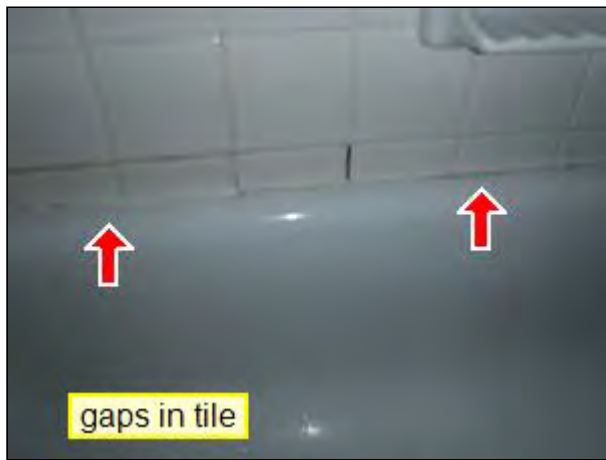
6.1 Item 1(Picture) Front of home



6.1 Item 2(Picture) Kitchen sink



6.1 Item 3(Picture) Upstairs Shower Floor



6.1 Item 4(Picture) Downstairs Tub



6.1 Item 5(Picture) Downstairs Tub



6.1 Item 6(Picture) Downstairs Tub



6. Plumbing System



6.1 Item 7(Picture) Downstairs Tub



6.1 Item 8(Picture) Downstairs tub



6.1 Item 9(Picture) Downstairs Bathroom



6.1 Item 10(Picture) Laundry room sink



6.1 Item 11(Picture) Water Line above water heater



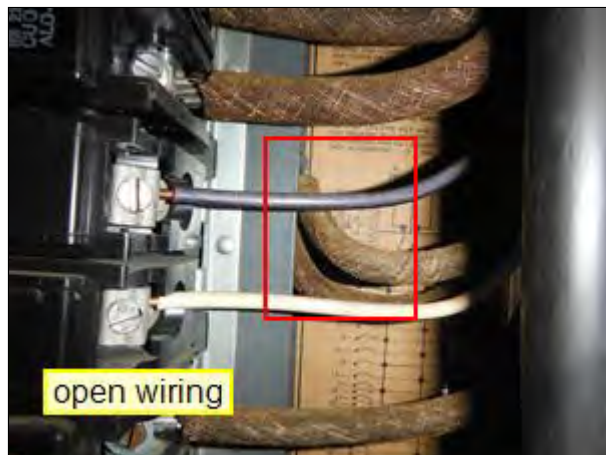
## 7. Electrical System

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace



Problem(s) discovered with Branch Circuits such as open wiring and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.2 Item 1(Picture) Electrical Panel

### 7.3 CONNECTED DEVICES AND FIXTURES (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)

Inspected, Repair or Replace



There is an outlet upstairs that needs a cover plate.

There are several lights in the closets that are missing globes for safety. Replace.

There is a broken light bulb in the crawlspace, repair.

**7. Electrical System**



7.3 Item 1(Picture) Outlet upstairs



7.3 Item 2(Picture) Closet Light



7.3 Item 3(Picture) Light in crawlspace

**8. Heating / Central Air Conditioning**

8.3 **DISTRIBUTION SYSTEMS** (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Inspected, Repair or Replace**

 There is some loose insulation off the duct work in the crawlspace. Repair.

## 8. Heating / Central Air Conditioning



8.3 Item 1(Picture) Duct in crawlspace

## 10. Built-In Kitchen Appliances

### 10.3 FOOD WASTE DISPOSER

#### Inspected, Repair or Replace

 The disposal was not working at the time of the inspection.

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.

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All-Pro Home Inspections LLC  
 105 Merrimac Road  
 Hendersonville, TN 37075  
 615-337-1277  
 Inspected By: Jeremy Martin, License #750

Inspection Date: 5/29/2013  
 Report ID:

<b>Customer Info:</b>	<b>Inspection Property:</b>
John Anyone	123 Elm Street Anytown TN 37075
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:** Paid  
**Note:**