TRI SUMMIT
HOME INSPECTIONS, LLC
INTERNACHI CERTIFIED

Home Inspection Report

123 Main Street, Any Town, TN 12345

Inspection Date:
Monday, October 17, 2016

Prepared For:
John Smith

Prepared By:
Scott Evers

(423) 737-2733

Report Number:
10092016A

Inspector:
Scott Evers

License/Certification #:
1640

Inspector Signature:

Report Summary

Summery Notes

This summary may 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.

Items Not Operating

Major Concerns

The toilet in the master bathroom is loose. I recommend a qualified plumber replace the wax seal and secure the toilet to the floor.

Potential Safety Hazards

Major Concern, Repair: The construction of the back deck is low quality. Replacement is the best long term approach. The Ledger board is improperly fastened to the house. The balusters are loose in several places as well as too far apart. I recommend a qualified deck contractor inspect and repair.

There are two garage door opener s. One garage door opener was inoperative. While operating the other garage door, I observed that the auto reverse was not functioning. I recommend that a qualified garage door contractor inspect and repair. These doors need adjusting.

Tripping hazard. The steps leading up to the second floor have risers that are outside the normal height. These risers range anywhere from 5 3/4 inches to 9 1/2 inches - this is a tripping hazard. The riser height maximum should be 7 3/4 inches with the tread depth a minimum of 10 inches. The tallest riser maximum should be no more than 3/8 of an inch more than the shortest riser.

Deferred Cost Items

Deferred Cost Item: The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

The RUUD Furnace in the basement is 20+ years old. This is a deferred cost item. Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

Improvement Items

I recommend that all exterior outlets as well as those in the garage be upgraded to GFCI type.
I recommend that a CO detector be placed on every level as well as upgrading the smoke detectors to new were models.

Items To Monitor

© 2017 Scott Evers

Report Overview

Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

This Is A Visual And Non-Invasive Inspection Only.

Utilities - Septic System, Well Water, City Water

City Water

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

It had rained the previous day and through the night. The ground was wet.

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

20-25 years

© 2017 Scott Evers

Receipt/Invoice

Scott Evers

(423) 737-2733

Date: Mon. Oct. 17, 2016 9:15

Inspected By: Scott Evers

Property Address
123 Main Street
Any Town, TN 12345

Inspection Number: 10092016A

Payment Method: Credit Card

Client: John Smith

Inspection	**Fee**
Home Inspection	$390.00
Total	**$390.00**

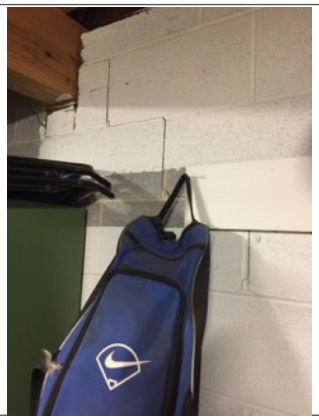
Structure

Description

Foundation •Masonry Block
Columns •Steel
Floor •Concrete
Wall •Not Visible
Ceiling •Joist
Roof Rafters
Roof Joists

Observations

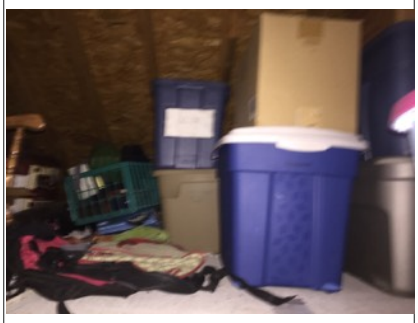
Foundations Cracks Minor/Settling
Cracks Minor/Horizontal



Floors
Exterior walls
Roof
Discretionary improvements

Limitations

•Roof/Attic Viewed From Hatch



Comments

Positive attributes The construction of the home is good quality. The materials and workmanship, where visible, are good.

© 2017 Scott Evers

Structure

Comments cont.

General comments No major defects were observed in the accessible structural components of the house. Typical minor flaws were detected in the structural components of the building.

© 2017 Scott Evers

Roofing

Description

Roof covering •Asphalt Shingle
Roof flashings •Metal
Chimneys •None
Roof drainage system Aluminum
Method of inspection •Viewed from ladder at eave
•Viewed with binoculars
•Viewed from window

Observations

Sloped According to the documents provided by the seller, this roof appears to be about three years old. The roof is in overall good condition. However, there are a few flashing issues.

Flashings Repair: The flashing should be caulked to avoid leaks. The metal flashing on the front side of the roof has been improperly installed. This flashing should be tuck pointed into the brick to prevent leaks. This flashing was placed flush against the brick and caulked along the top inside edges. This will be an ongoing maintenance item due to the improper installation.

© 2017 Scott Evers

The flashing has Not been properly installed. The flashing on this Masonary wall should be tuck pointed. That is, a groove should be cut into the brick and the flashing tucked in. Afterwords, a roofing sealant can be applied. This will be an ongoing maintenance issue. I recommend annual caulking on these flashing points.

Gutters & downspouts At the time of the inspection, the gutters appear to be in good working order.

Discretionary improvements I would recommend that a professional roofer properly install the flashing on the front side of the house.
I recommend having the downspout coming from the top of the roof to the bottom roof on the side of the house have an extension installed. The roof area below this down spout will wear faster than the rest of the roof due to the rushing water.

Limitations

Due to the pitch of the roof (8/12 or more) as well as the wet weather conditions, I was unable to walk the roof. The roof was viewed from the ground with binoculars as well as with a ladder at the eaves.

Comments

Positive attributes The roof coverings appear to be newer and are in generally good condition.
The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.
The gutters are clean.

General comments In all, the roof coverings show evidence of normal wear and tear for a home of this age.

© 2017 Scott Evers

Exterior

Description

Wall covering •Brick
•Vinyl Siding

Eaves / soffits / fascias •Vinyl
•Aluminum

Doors •Metal
•Solid Wood

Window/door frames and trim •Wood
•Metal-Covered

Entry driveways •Concrete

Entry walkways and patios •Concrete
•Wood

Porch / deck / steps / railings •Wood

Overhead garage door(s) Aluminum

Surface drainage At the time of the inspection, I observed that most of the drainage was away from the house. However, the front left of the house has spots that are sloping towards the foundation. This can be a point of water intrusion.

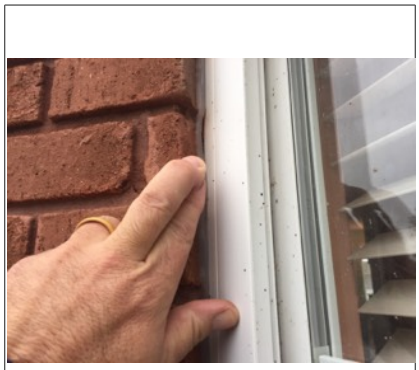
Fencing •Wood

Observations

Ext. walls At the time of the home inspection, I observed no apparent issues.

Eaves

Windows Repair: The windows require caulking.



Garage Repair: The garage door opener is inoperative. It should be repaired as necessary.
Safety Issue: The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. The opener is tested with a 2x4 laying flat on the floor per most manufactures directions and the opener may need the down force adjusted or the unit may need replacement. Recommend a qualified trained professional for further review.

© 2017 Scott Evers

At the time of this inspection I observed that the garage door to the right was inoperable. The reverse function on the garage door to the left was also inoperable. Furthermore, the garage door opener needs adjustment as this can be a safety issue. The garage door would not auto reverse when offering resistance with my hand.

Lot drainage

Major Concern, Repair: The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

This area shows poor grading. I recommend pulling the mulch back and adding soil to create a proper slope away from home.

Porch Deck

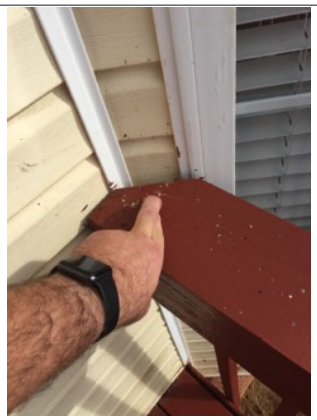
Major Concern, Repair: The construction of the deck is low quality. Replacement is the best long term approach. The ledger board has been nailed to the house instead of using proper nuts and bolts. This is a major concern as well as a safety issue as the deck can pull away from the home. I recommend a qualified deck contractor inspect and repair.
The balusters are more than 4 inches apart. This is also a safety issue as a child can get their head stuck. Furthermore, several of the balusters were loose.

© 2017 Scott Evers

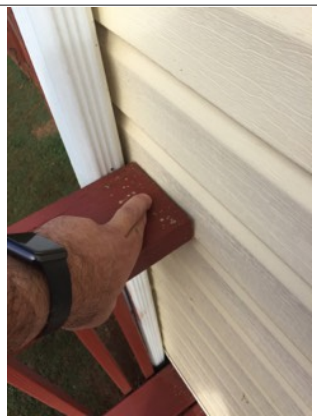
Exterior

Observations cont.

Deck cont. Repair, Safety Issue: The deck railing is loose and needs repair.



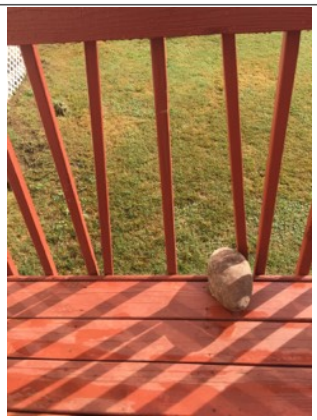
This is a safety issue. This railing is not properly attached to the house.



Again, not properly attached to the house.

The space between these posts should be in no more than 4 inches apart. These were at least 5 inches apart. This is a safety issue as young children can get their head stuck between the posts.

This ledger board is improperly installed. This ledger board has been improperly nailed to the house. This is a safety issue.



These baluster spindles are loose or not attached. Furthermore, they are too far apart.

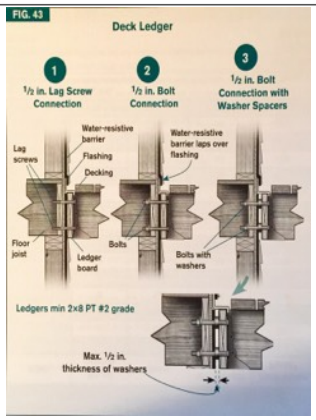


Image showing proper deck ledger attachment.

© 2017 Scott Evers

TABLE 24	DECK LEDGER ATTACHMENT & DETAILS [T502.2.2.1]						
Joist Span (ft.)	≤ 6	≤ 8	≤ 10	≤ 12	≤ 14	≤ 16	≤ 18
Connection Details	On-center Fastener Spacing (in.)						
½ in. lag screw **F43** – 1	30	23	18	15	13	11	10
½ in. bolt **F43** – 2	36	36	34	29	24	21	19
½ in. bolt with spacer washers **F43** – 3	36	36	29	24	21	18	16

Note: Designs based on max. 15/32 in. sheathing, southern pine or hemlock fir ledger, and 2 in. nominal band joist. Min. 1x9½ laminated veneer lumber can substitute for band joist.

Steps

Driveway

Typical cracks were observed on the driveway during the inspection. This is normal for a house of this age.

Walkway

Landscaping

Fence

It is recommended that tree branches and vines be removed from the fence. If left in place, these branches and vines can cause the wood to deteriorate at an accelerated pace.

Discretionary improvements

© 2017 Scott Evers

Exterior

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
•Storage in the garage restricted the inspection.
•Limited Access Below Deck/Porch

Comments

Positive attributes

The exterior siding that has been installed on the house is relatively low maintenance.
Window frames are clad, for the most part, with a low maintenance material.
Soffit/Fascia Low Maintenance
The driveway and walkways are in good condition.
The garage completely finished.

General comments

The exterior of the home is generally in good condition.
The exterior of the home shows normal wear and tear for a home of this age.

© 2017 Scott Evers

Interior

Description

Wall/ceiling materials •Drywall

Floor surfaces •Carpet
•Wood

Window type(s) / glazing •Double/Single Hung

Doors •Wood-Solid Core
•Metal

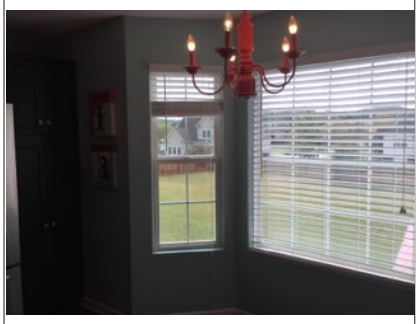
Observations

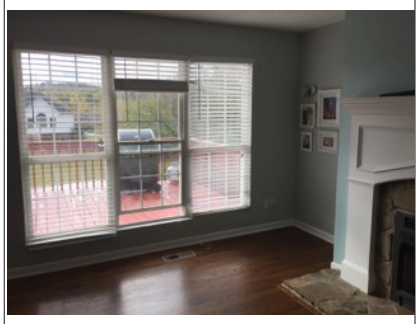
Wall / ceiling finishes

Floors

Windows At the time of this inspection I observed that several windows were not operating properly.

First floor by the breakfast nook. This window will not stay up on its own.





Middle window to the left of the fireplace. I was unable to open this window.

I was unable to get this window to close properly. Furthermore, it appears as if the bottom of the window is falling apart.

Upstairs bedroom window.

Door

Kitchen counters Kitchen counters were made of granite and were in good condition.

Kitchen cabinets

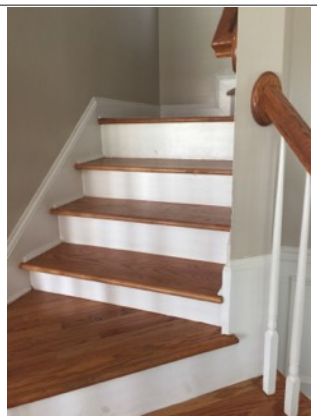
Stairways Safety issue: the risers on the stairway are of different heights. They range anywhere from 5 3/4 to 9 1/2 inches. This is a tripping hazard.
The riser height maximum is 7 3/4 inches, the tread depth is a minimum 10 inches. The tallest riser

© 2017 Scott Evers

Interior

Observations cont.

Stairways cont. maximum should be no more than three eights inch more than the shortest riser.



See the difference between the riser on the top step versus the riser on the bottom step? This is incorrect installation and can be a tripping hazard. Be careful.

Basement leakage At the time of the inspection I observed no current water intrusion points in the basement.

Environmental issues Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to install carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or http://www.cpsc.gov/cpscpub/pubs/5010.html for further guidance.

Discretionary improvements Install new exterior lock sets upon taking possession of the home.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Condition of finishes On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

Condition of windows and doors The majority of the windows are modest quality units. While there is no rush to substantially improve these windows, replacement window would be a logical

© 2017 Scott Evers

Interior

Comments cont.

Condition of windows and doors cont. long term improvement.
The windows have been lacking maintenance.

Condition of floors Level Floors/Plumb Walls

© 2017 Scott Evers

Electrical

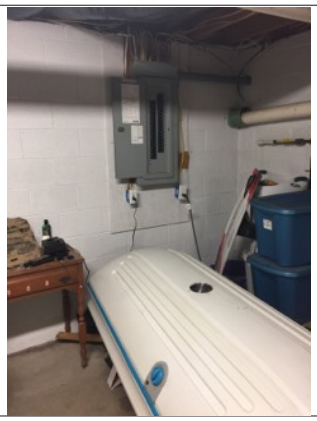
Description

Size of service •200 Amp 120/240v Main Service

Service drop •Underground

Service entrance conductors •Conductors Not Visible

Service equip / main disconnect •Main Service Rating 200 Amps
•Breakers
•Located: in basement



Service grounding •Copper

Serv. panel / current protect. •Panel Rating: 200 Amp

Distribution wiring At the time of this inspection, the service panel was blocked by a large tanning bed. I was unable to remove the panel cover and determine the branch wiring type.

Wiring method Undetermined

Switches / receptacles •Grounded

Ground fault circuit interrupter •Bathroom(s)
•Kitchen

Smoke detector(s) •Present

Observations

Safety notice

Service / entrance At the time of this inspection I was unable to fully inspect the main service panel. There were objects stored directly underneath and beside the panel which obstructed my view.

Main panel

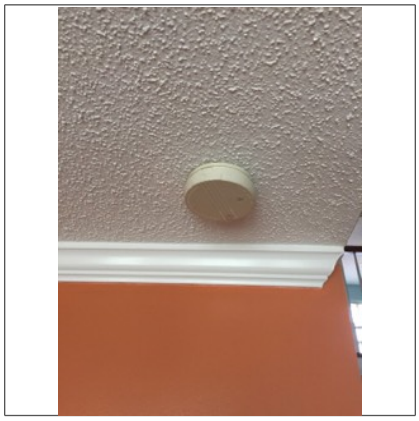
Distribution wires

© 2017 Scott Evers

Electrical

Observations cont.

Smoke detector units The smoke detectors are getting old. When smoke detectors start turning yellow, that is an indication that they should be replaced. I recommend replacing all the smoke detectors in the house, as well as installing CO detectors.



Discretionary improvements The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•The main panel cover plate (dead front) could not be removed at the time of the inspection.

•Access was restricted.

Comments

Positive attributes The size of the electrical service is sufficient for typical single family needs.
Generally speaking, the electrical system is in good order.
Outlets / Switches OK
All 3-prong outlets that were tested were appropriately grounded.

Gfci

General comments

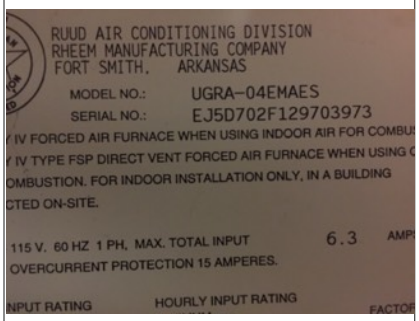
© 2017 Scott Evers

Heating

Description

Energy source •Gas

System type •Forced Air Furnace
•Manufacturer: RUUD
•Serial Number: DF5D302F459604812
Age: 20+ Years (manufactured in the 45th week of 1996)



Vents / flues / chimneys •Not Visible

Heat distribution methods •Ductwork

Other components None.

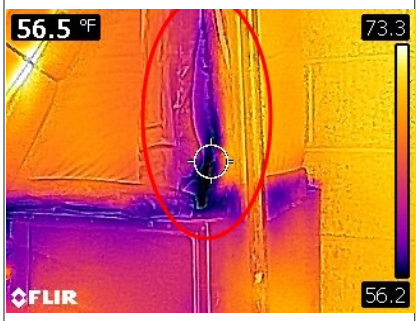
Observations

Furnace Deferred Cost Item: Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

Supply air ductwork

Return air ductwork I recommend a qualified HVAC contractor reseal the return duct from the HVAC system.

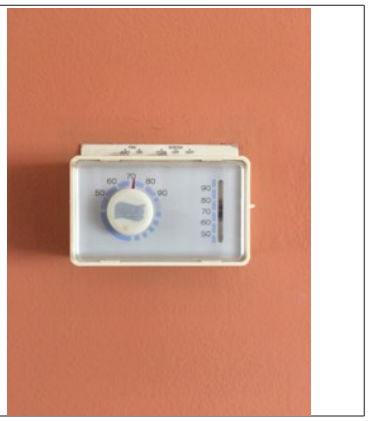
The unit is losing a lot of cooling capacity through this ductwork. I recommend resealing with proper tape.



Combustion / exhaust

Thermostat Monitor: The thermostat is old and may be temperamental. Replacement is a minor job.

© 2017 Scott Evers



Discretionary improvements

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
•Although the heating system was operated, there are significant testing limitations at this time of year.

Comments

Positive attributes The heating system is in generally good condition.
Adequate heating capacity is provided by the system.

General comments The heating system shows no visible evidence of major defects.
The heating system is old and may be approaching the end of its life.

© 2017 Scott Evers

Cooling

Description

Energy source • Electricity

Central system type Air Cooled Central Air Conditioning
• Unit 1:Make: AirTemp
Serial Number:VSG141218236
•
Approximate Age: 3-5 Years
•
Unit 2: Payne
•
Serial Number:1114X62969
•
Approximate Age: 3 -5 Years

Observations

Central air conditioning Repair: The dirty air filter should be replaced.

Heat pumps

Supply air ductwork

Return air ductwork

Thermostats Monitor: The thermostat is old and may prove to be temperamental. Replacement is a minor job.

Discretionary improvements

Limitations

Comments

Positive attributes The capacity and configuration of the system should be sufficient for the home.
Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.
The location of the return air vents is well suited to air conditioning.
The system responded properly to operating controls.

General comments The system shows no visible evidence of major defects.
No repairs are necessary at this time.

© 2017 Scott Evers

Insulation

Description

Attic •R30 Fiberglass in Main Attic
Roof cavity •Not Visible
Exterior wall •Not Visible
Basement wall •Not Visible
Floor cavity
Roof ventilation •Ridge Vents
•Gable Vents
•Soffit Vents

Observations

Attic / roof Repair: Disturbed insulation should be repaired or evened out.
Repair: Compressed insulation should be rearranged.

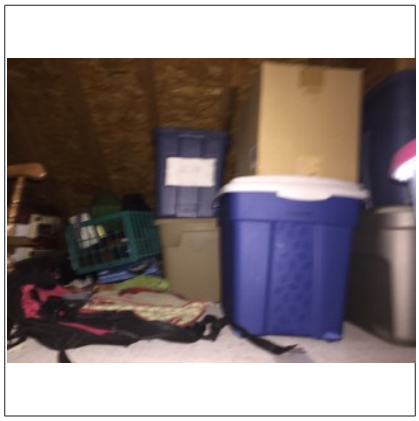
Some of the insulation has been moved around and compressed. I recommend rearranging and re-distributing the insulation for a better effect.

Walls
Floors
Basement
Environmental issues

Limitations

•The attic was viewed from the access hatch only due to obstructions.

© 2017 Scott Evers



Comments

Positive attributes Insulation levels are typical for a home of this age and construction.

General comments During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

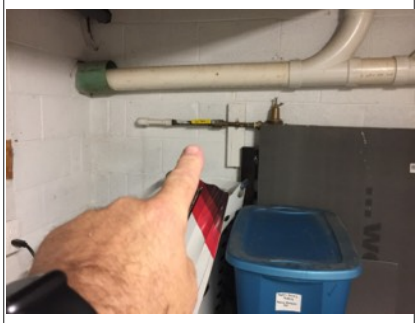
© 2017 Scott Evers

Plumbing

Description

Water supply source •Public Water Supply

Service pipe to house •Plastic



The service pipe to the house appears to be plastic. This is unconfirmed. As you can see from this picture, the piping to the left of the ball valve is plastic.

Main water valve location •Beside Water Heater

Interior supply piping •Copper

Waste system •Public Sewer System

Drain / waste / vent piping •Not Visible

Water heater •Gas

•Approximate Capacity (in gallons):80

•Manufacturer:A. O. SMITH

•Serial Number: ME87-0037548-917

•

Age:20+ Years

Fuel shut-off valves •Natural Gas Main Valve At side of house.

Other components

Observations

© 2017 Scott Evers

Plumbing

Observations cont.

Water heater unit

Deferred Cost Item: The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Gas piping

Supply

Waste / vent

Fixtures

Repair: The toilet in the master bath is loose; recommend A qualified plumber replace the wax seal and secure it to the floor as needed.

Discretionary improvements

Limitations

Comments

Positive attributes

The plumbing system is in generally good condition.
The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.
Some of the plumbing fixtures within the home have been upgraded.

General comments

© 2017 Scott Evers

Appliance

Description

Appliances tested
- Electric Range
- Electric Cooktop
- Microwave Oven
- Dishwasher
- Refrigerator
- Waste Disposer

Laundry facility
- 240 Volt Circuit for Dryer
- Dryer Vented to Building Exterior
- Hot/Cold Water Supply for Washer

Other components tested

Observations

Electric range unit

Oven

Electric cooktop unit

Dishwasher unit Repair: The dishwasher should be better secured to the counter top or cabinets. While operating the dishwasher, it pulled away from the cabinet.

Waste disposer unit

Refrigerator unit

Freezer

Kitchen exhaust fan unit

Door bell system

Limitations

Comments

Positive attributes The appliances are to be in generally good condition.
All appliances that were tested responded satisfactorily.
Good Kitchen/Laundry Facility
The kitchen cabinetry is above average quality.

General comments

© 2017 Scott Evers

Fireplace

Description

Description Ventless fireplace

Fireplace •Gas

Vents / flues / chimneys •Not Visible

Observations

Observations

Fireplace At the time of this inspection I observed that the fireplace was not on. I inspected the interior and exterior. The mantle was in good order and the hearth appears to be adequate. This fireplace was not tested for ignition.

Limitations

Limitations As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:I did not operate gas valves nor ignite the fireplace.

Other components not tested

Comments

Comments

General comments On the whole, the fireplace and its components appeared to be in average condition.

© 2017 Scott Evers

House in Perspective

Description

Description Average Quality/Well Maintained

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Wet weather conditions prevailed at the time of the inspection.

Recent weather conditions Rain/Wet Weather

Limitations Wet weather conditions prevailed at the time of the inspection.

Comments

Comments For the purpose of this report, it is assumed that the house faces north.
Thermal imaging was conducted throughout the house. There were no findings of abnormalities.

© 2017 Scott Evers