

INSPECTION REPORT



For the Property at:
2720 ACADEMY RD
LEBANON , TN 37087

Prepared for: JOHN DOE
Inspection Date: Thursday, October 23, 2014
Prepared by: Harold Shelby



The Home Inspector, LLC
106 Stillwater Ct
Hendersonville, TN 37075
6159742672

www.thehomeinspectorllc.com
haroldshelby@thehomeinspectorllc.com

The best home inspection experience available.



April 13, 2015

Dear John Doe,

RE: Report No. 1018, v.2
2720 Academy Rd
Lebanon , TN
37087

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We 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 house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

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 us to perform your home inspection.

Sincerely,

Harold Shelby
on behalf of
The Home Inspector,LLC

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INVOICE

April 13, 2015

Client: John Doe

Report No. 1018, v.2

For inspection at:

2720 Academy Rd

Lebanon , TN

37087

on: Thursday, October 23, 2014

Home Inspection	\$200.00
Discount	(\$25.00)
Total	<u>\$175.00</u>

PAID IN FULL - THANK YOU!

The Home Inspector, LLC
106 Stillwater Ct
Hendersonville, TN 37075
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AGREEMENT

2720 Academy Rd, Lebanon , TN October 23, 2014

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PARTIES TO THE AGREEMENT

Company

The Home Inspector,LLC
106 Stillwater Ct
Hendersonville, TN 37075

Client

John Doe

Total Fee: \$175.00

This is an agreement between John Doe and The Home Inspector,LLC.

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.**

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

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The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

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

SUMMARY

2720 Academy Rd, Lebanon , TN October 23, 2014

Report No. 1018, v.2

www.thehomeinspectorllc.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

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](#)

ROOFING

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SUMMARY

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

EXTERIOR

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- SUMMARY
 - ROOFING
 - EXTERIOR**
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Description

Gutter & downspout material: • [Aluminum](#)
Gutter & downspout discharge: • [Above grade](#)
Lot slope: • [Away from building](#)
Wall surfaces - masonry: • [Brick](#)
Driveway: • Gravel
Deck: • Raised • Wood
Garage:
• General
Attached 2 car garage.

Limitations

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

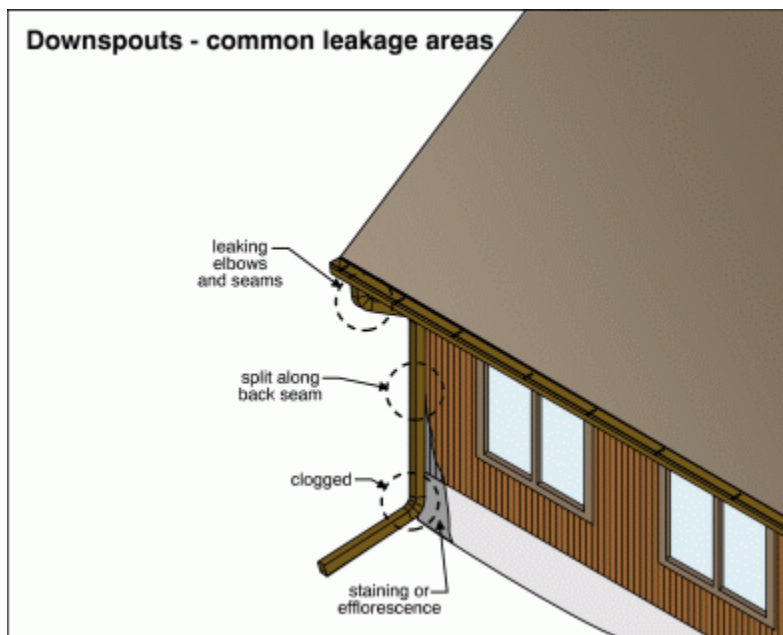
1. Condition: • [Clogged](#)

Recommend cleaning this to allow discharge to drain properly away from foundation.

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

Location: Southeast

Task: Clean



[Click on image to enlarge.](#)

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



1. Clogged

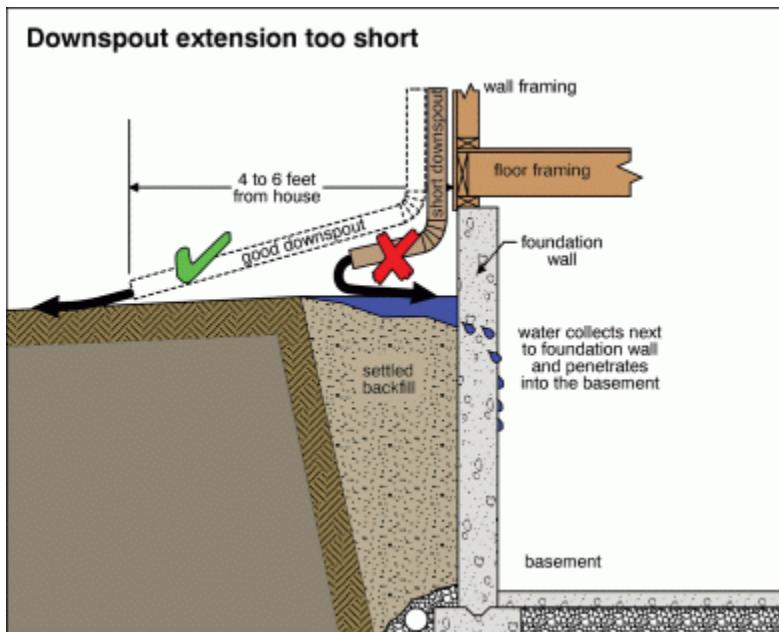
2. Condition: • [Should discharge 6 feet from building](#)

Recommend extending downspout discharge 5' to 6' from foundation.

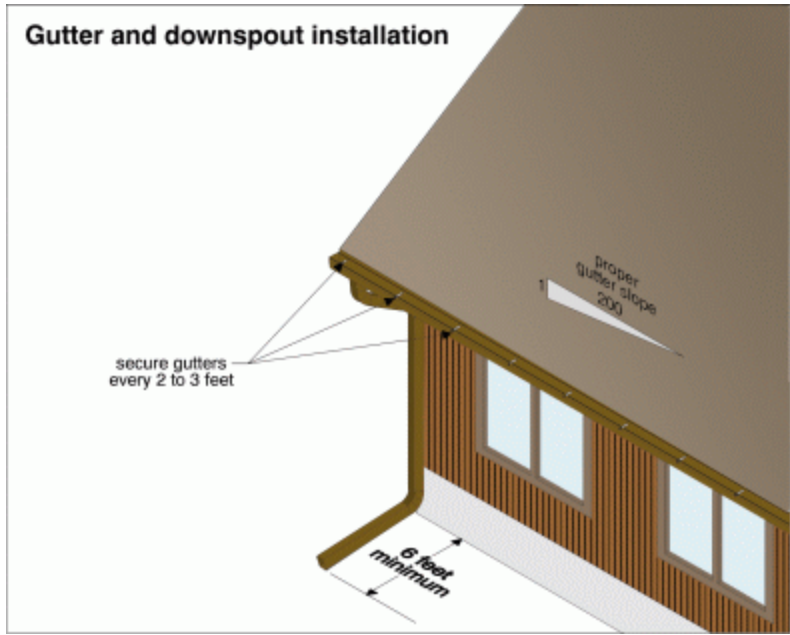
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South

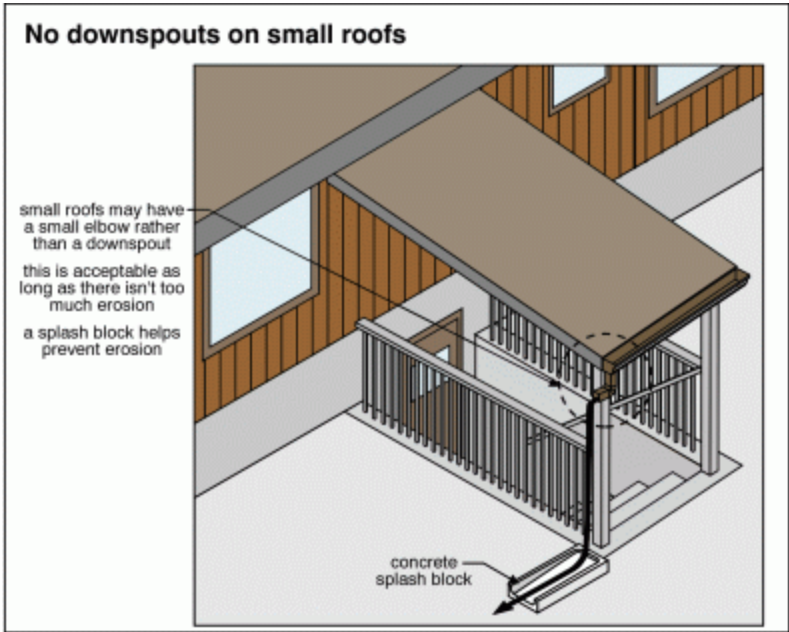
Task: Improve



[Click on image to enlarge.](#)

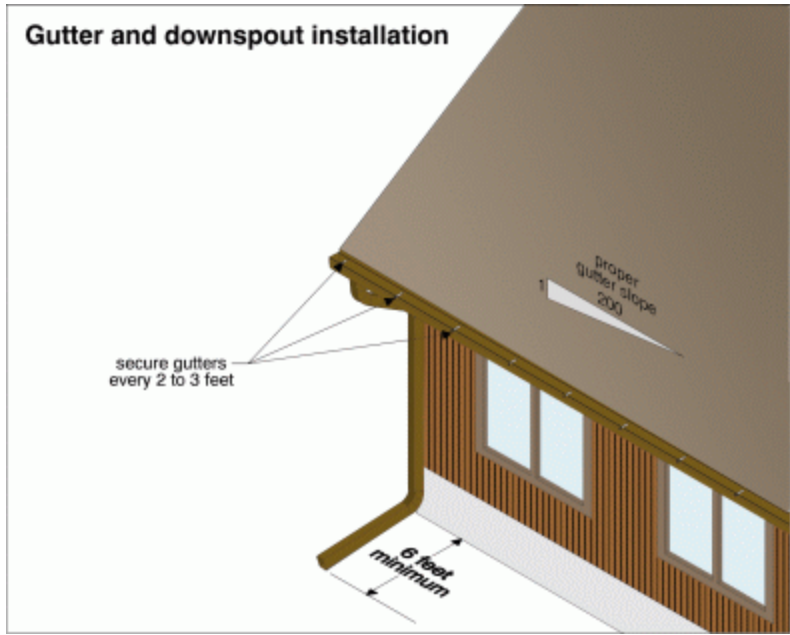


[Click on image to enlarge.](#)

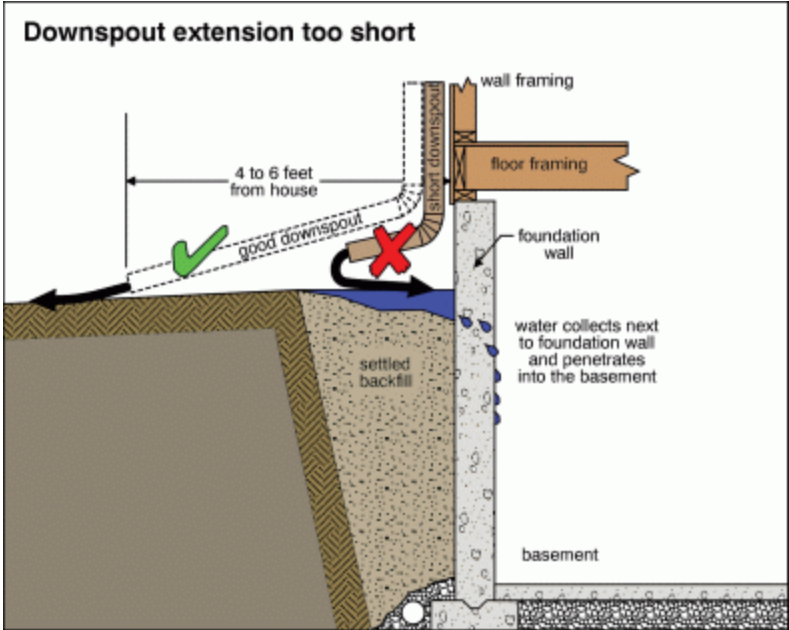


[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



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2. Should discharge 6 feet from building

WALLS \ Flashings and caulking

3. Condition: • [Caulking missing or ineffective](#)

Recommend caulking between the wood siding and brick garage wall. This is at the front of the house where wood siding meets brick garage wall.

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

Location: First Floor Dining Room

Task: Provide



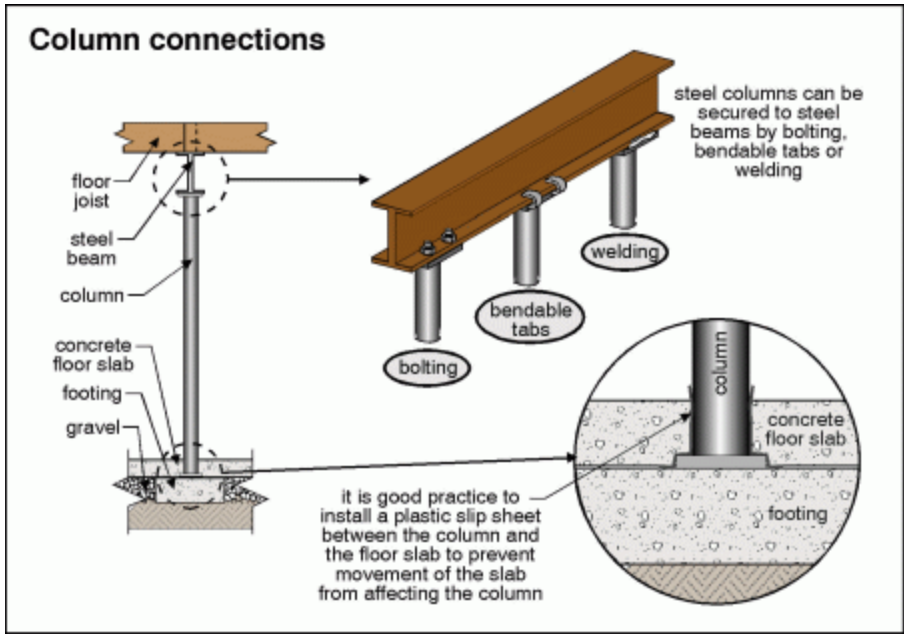
3. Caulking missing or ineffective

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

4. Condition: • Recommend columns be attached properly. These columns are missing at least one lag screw.

Location: Deck

Task: Improve



Click on image to enlarge.



4.



5.



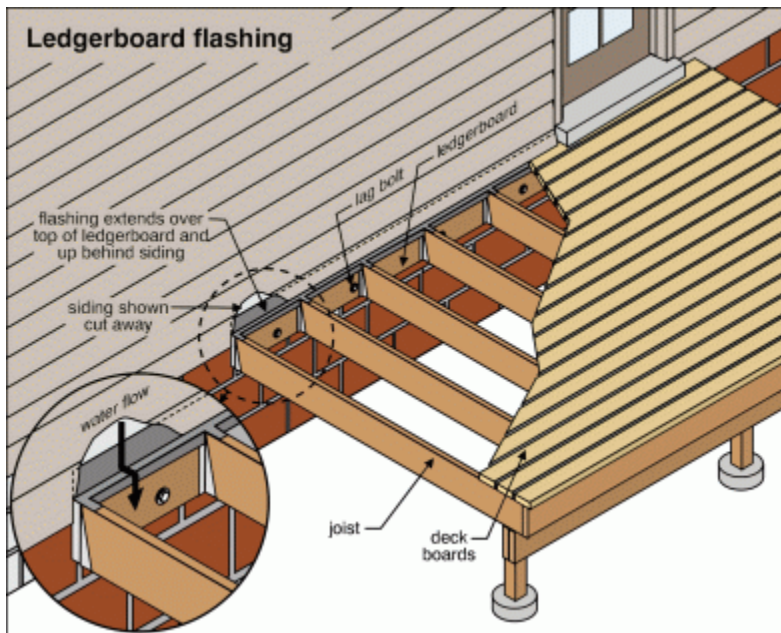
6.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

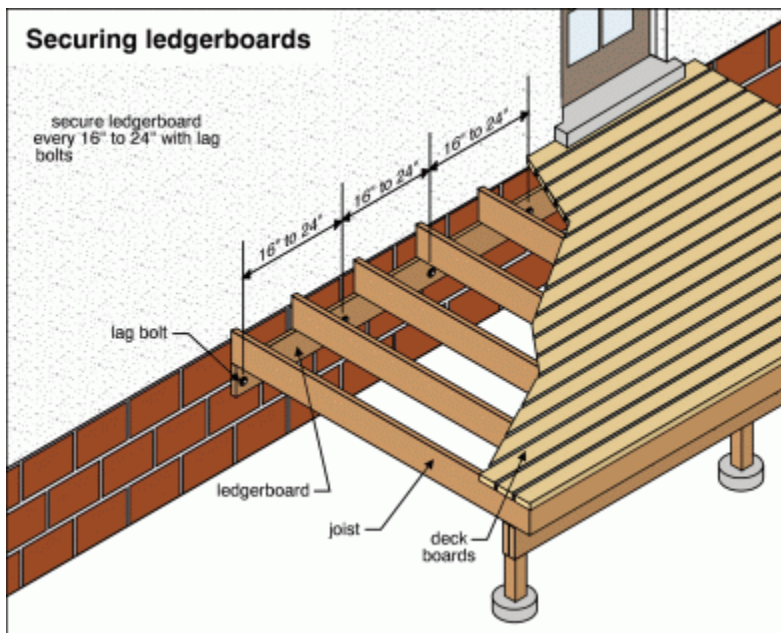
5. Condition: • [Missing flashing at deck connection](#)

Implication(s): Weakened structure | Chance of movement

Location: Deck

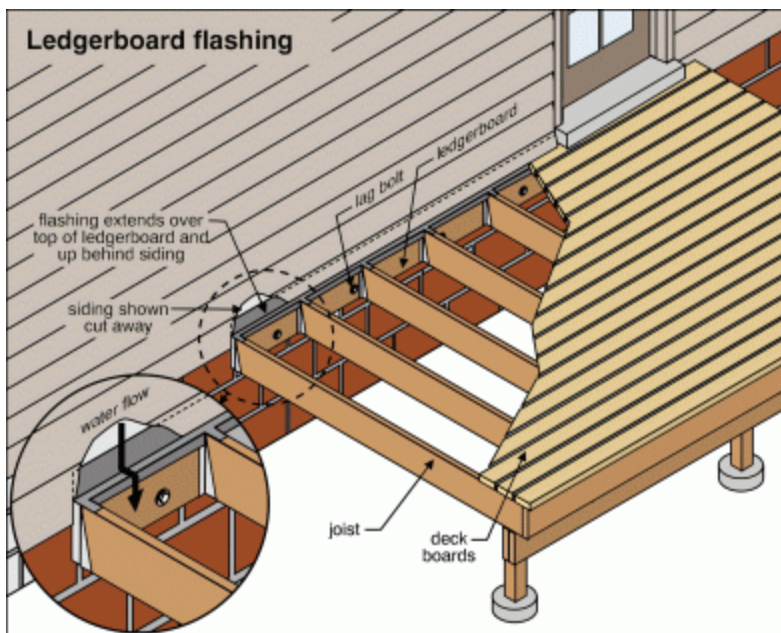


Click on image to enlarge.



Click on image to enlarge.

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Click on image to enlarge.



7. Missing flashing at deck connection

LANDSCAPING \ Walkway

6. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

7. Condition: • [Uneven \(trip hazard\)](#)

This is a safety concern it is a trip hazard. The front walkway has 3 cracks that have settled leaving a rise on one side. Recommend repair.

Implication(s): Physical injury

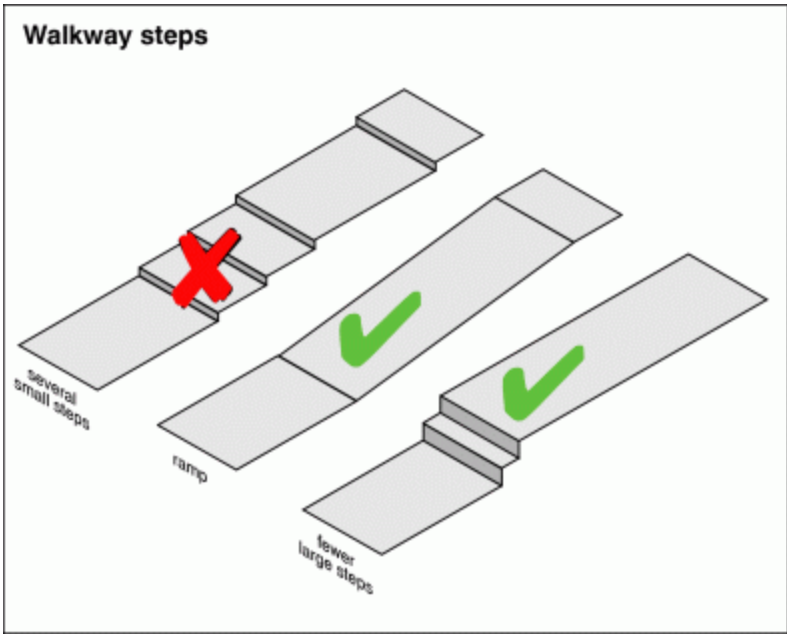
Task: Improve

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Click on image to enlarge.



8. Uneven (trip hazard)



9. Uneven (trip hazard)



10. Uneven (trip hazard)

LANDSCAPING \ General

8. Condition: • [Trees or shrubs too close to building](#)
Recommend trees and shrubbery be trimmed back away from house.

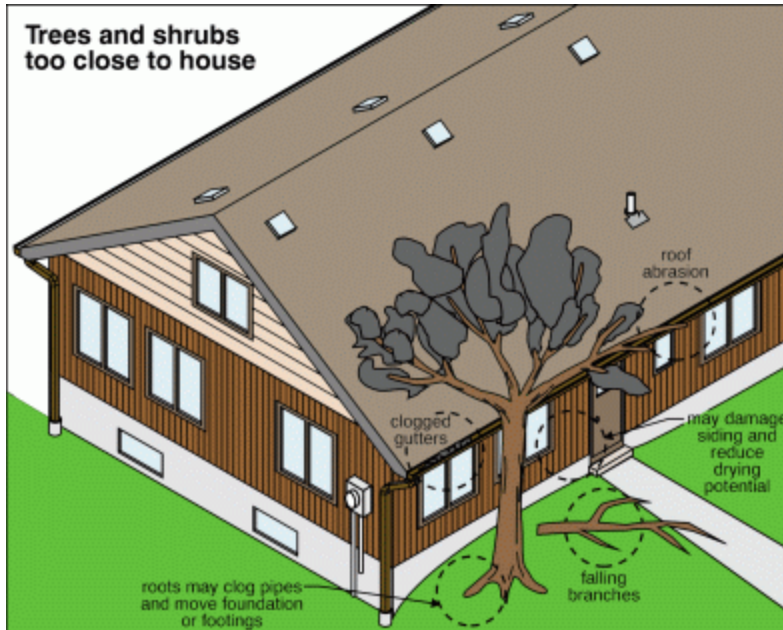
EXTERIOR

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



[Click on image to enlarge.](#)



11. Trees or shrubs too close to building



12. Trees or shrubs too close to building



13. Trees or shrubs too close to building



14. Trees or shrubs too close to building

LANDSCAPING \ Retaining wall

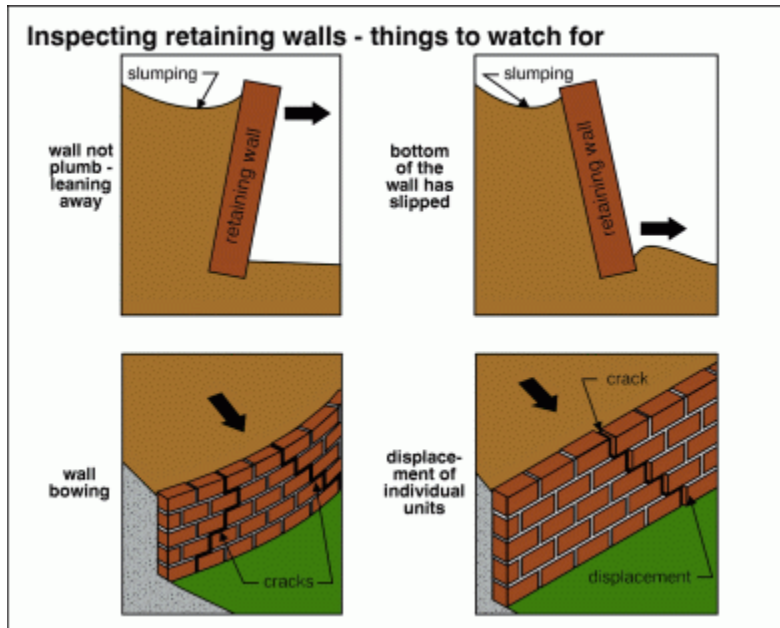
9. Condition: • [Leaning](#)

Recommend this be evaluated by structural engineer. The wall is leaning.

Implication(s): Weakened structure | Chance of movement

Location: Southwest

Task: Further evaluation



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



15. Leaning

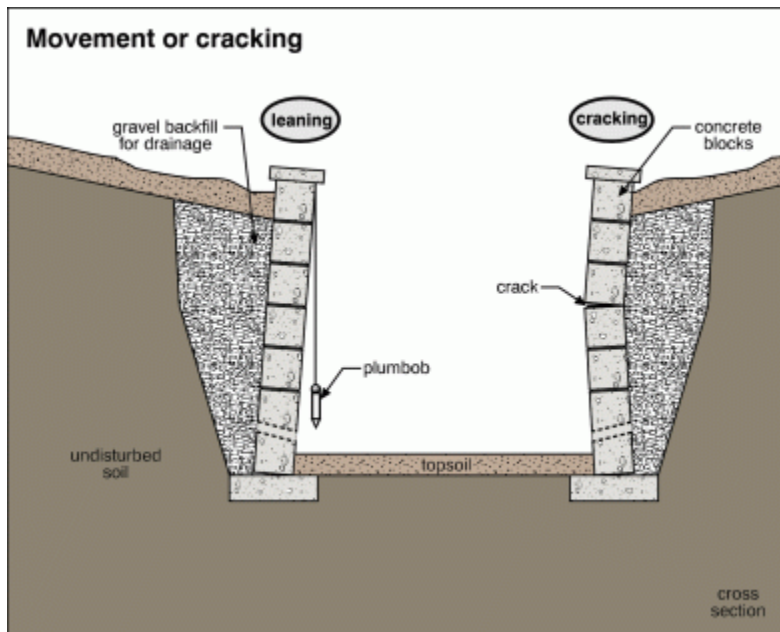
10. Condition: • [Settling or shifting](#)

This is the same retaining wall.

Implication(s): Weakened structure | Chance of movement

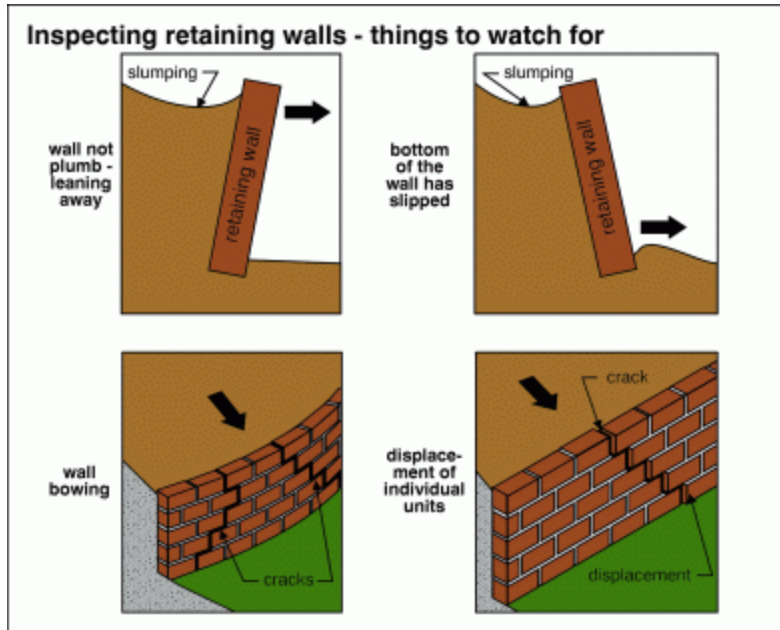
Location: Southwest

Task: Further evaluation

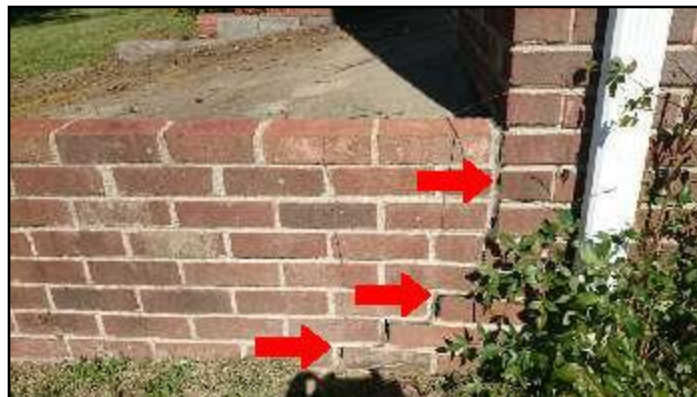


[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



16. Settling or shifting

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Masonry block](#)
- Floor construction:** • [Joists](#) • [Concrete](#)
- Exterior wall construction:** • [Wood frame, brick veneer](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

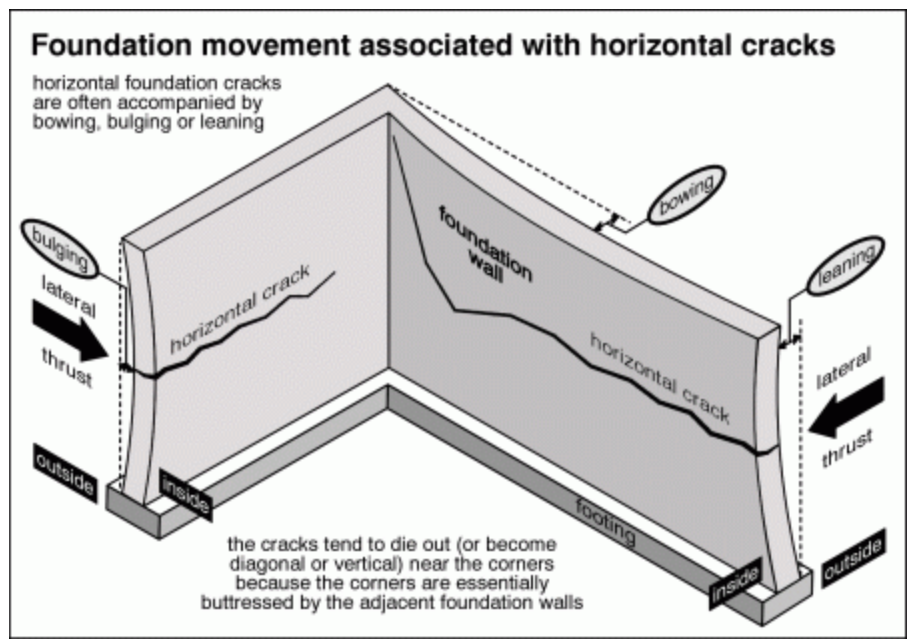
Limitations

- Attic/roof space:** • Entered but access was limited
- Crawl space:** • Entered with no limitations.

Recommendations

FOUNDATIONS \ Performance opinion

- 11. Condition:** • Further evaluation required
Recommend structural engineer evaluate further.
- Implication(s):** Chance of structural movement
- Location:** Garage
- Task:** Further evaluation
- Time:** Immediate

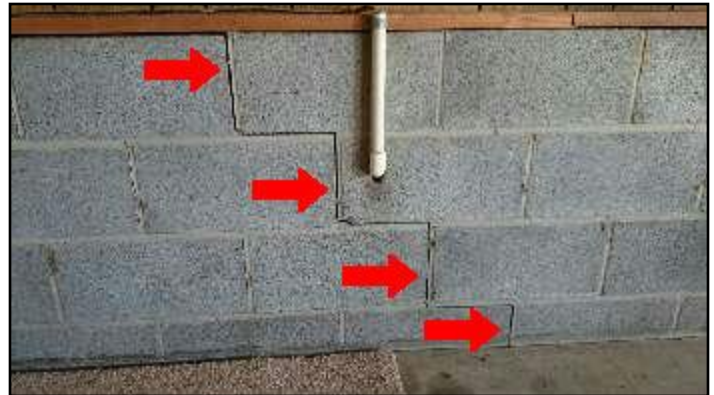


[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



17. Further evaluation required



18. Further evaluation required



19. Further evaluation required



20. Further evaluation required



21. Further evaluation required

WALLS \ Lintels

12. Condition: • [Rust](#)

Recommend structural engineer evaluate further.

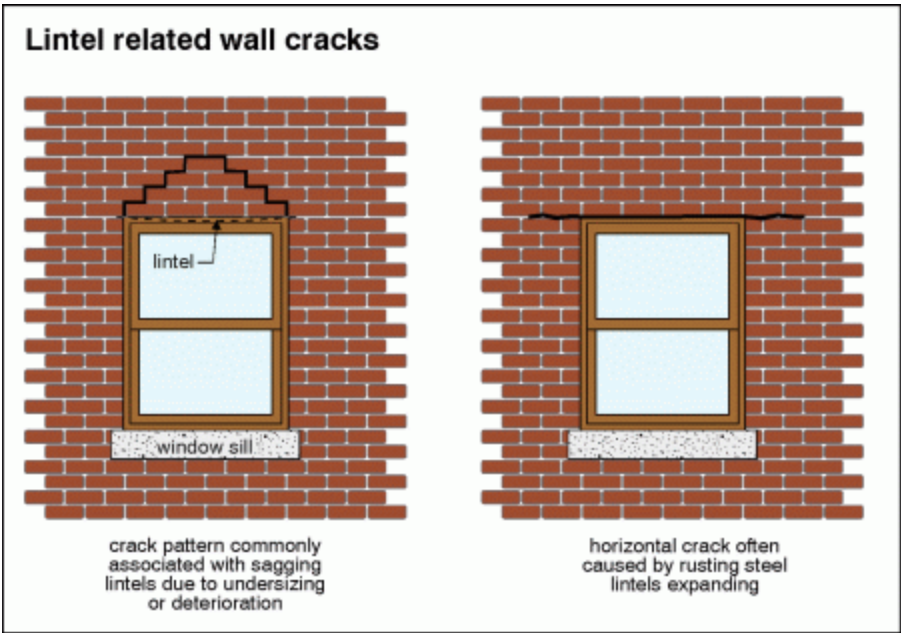
Implication(s): Weakened structure | Chance of structural movement

Location: East First Floor

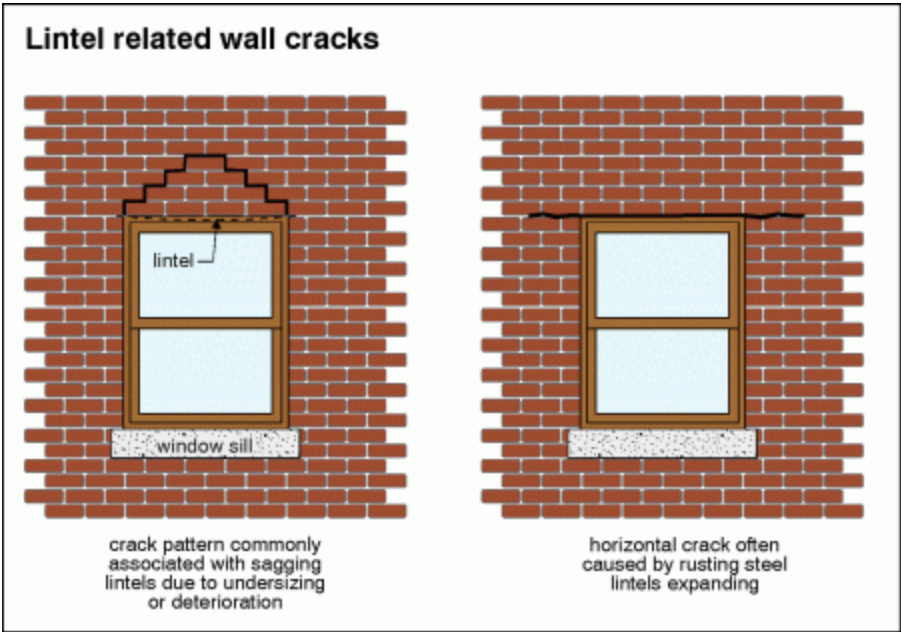
Task: Further evaluation

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

STRUCTURE

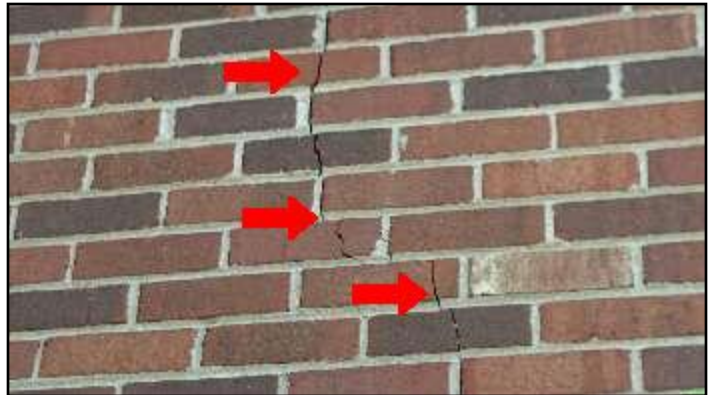
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22. Rust



23. Rust

Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



24. Breakers - garage

Number of circuits installed: • 28

System grounding material and type: • [Copper - other](#) • [Not visible](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• No GFCI

Recommend GFCI receptacles be installed in kitchen, laundry room, all bathrooms, garage, and any outdoor receptacles.

• No AFCI

Recommend AFCI circuit breakers be installed in panel for bedrooms by an electrician.

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors:

• None noted

No gas in house.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Limitations

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • [Reversed polarity](#)

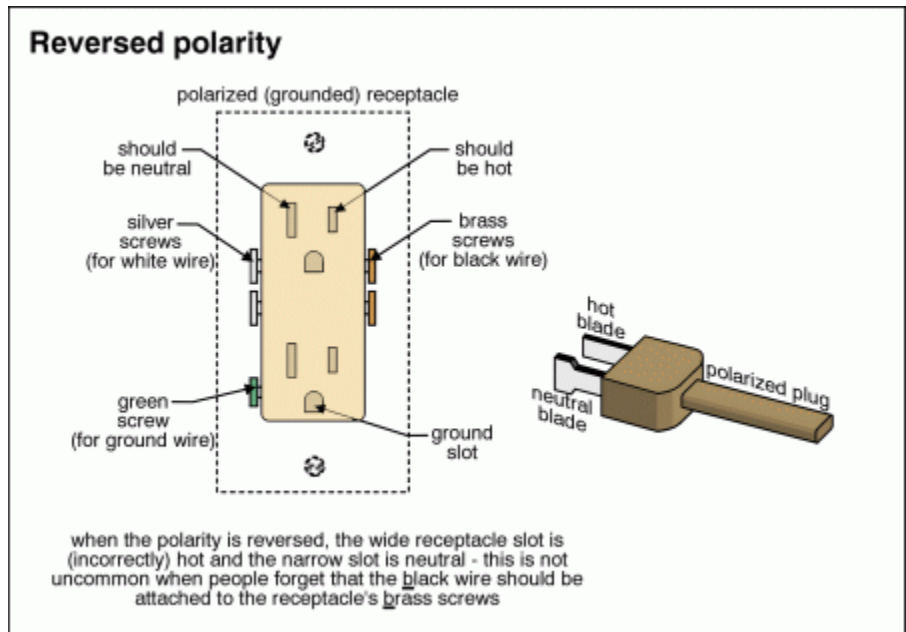
Recommend electrician evaluate and repair.

Implication(s): Electric shock

Location: First Floor Foyer

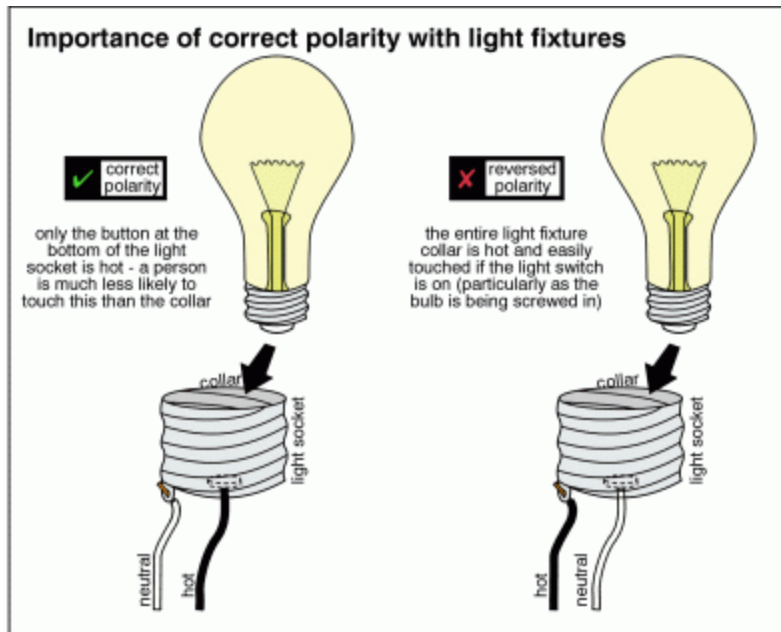
Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Click on image to enlarge.

14. Condition: • [Reversed polarity](#)

Recommend electrician evaluate & repair these receptacles.

Implication(s): Electric shock

Location: South First Floor Master Bathroom

Task: Correct

Time: Immediate



25. Reversed polarity

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Description

Fuel/energy source: • [Electricity](#)

System type: • [Furnace](#)

Furnace manufacturer: • Not able to tell data plate missing.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [5 kW](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [11 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Exterior wall

Failure probability: • [Low](#)

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#)

Combustion air source: • Outside

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented/limited by: • System was shut off • Top of chimney too high to see well

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevented testing in heating mode

Heat loss calculations: • Not done as part of a building inspection

Data plate on equipment: • Missing

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not accessible

Recommendations

FIREPLACE \ Fireplace damper

15. Condition: • [Damper or frame rusted](#)

Recommend replacement of rusted damper.

Implication(s): Hazardous combustion products entering home | Increased heating costs | Reduced comfort

Location: First Floor Family Room

Task: Replace

HEATING

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SUMMARY

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26. Damper or frame rusted

COOLING & HEAT PUMP

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SUMMARY

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Description

General: • Did not operate heating and cooling because they had been turned off due to house being vacant so long.

Air conditioning type: • [Air cooled](#)

Heat pump type: • [Air source](#)

Manufacturer: • Unknown! Missing tag has been removed.

Model number: ? Serial number: ?



27.

Cooling capacity: • [1.5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • Unknown since I have no model or manufacturer.

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Evaporative cooler motor: • [Two speed](#)

Evaporative cooler damper location: • West

Limitations

Inspection limited/prevented by: • Power turned off

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

System data plate: • Not found

Recommendations

General

16. • Recommend filter be installed in return air supply.

Location: Basement

Task: Correct



28.

INSULATION AND VENTILATION

2720 Academy Rd, Lebanon, TN October 23, 2014

Report No. 1018, v.2
www.thehomeinspectorllc.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • [R-28](#)
- Attic/roof ventilation:** • [Roof and soffit vents](#) • [Gable vent](#)
- Attic/roof air/vapor barrier:** • [None found](#)
- Wall insulation material:** • Not visible
- Wall insulation amount/value:** • Not determined
- Crawlspace ventilation:** • [Wall Vents](#)

Limitations

- Attic inspection performed:** • By entering attic, but access was limited
- Roof space inspection performed:** • By entering space, but access was limited
- Crawl space inspection performed:** • By entering with no limitations.
- Roof ventilation system performance:** • Not evaluated
- Air/vapor barrier system:** • Continuity not verified
- Mechanical ventilation effectiveness:** • Not verified

Description

Water supply source: • Public

Service piping into building:

- [Plastic](#)



29. Plastic

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Basement



30. Basement

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Electric no draft.

Water heater manufacturer: • Whirlpool

Model number: EE3J50RD045V Serial number: 0527104445

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE



31.

- Tank capacity:** • 50 gallons
- Water heater approximate age:** • 11 years
- Typical life expectancy:** • 8 to 12 years
- Water heater failure probability:** • [Low](#)
- Hot water circulating system:** • [Present](#)
- Waste disposal system:** • [Septic system](#)
- Waste piping in building:** • [PVC plastic](#)
- Main fuel shut off valve at the:** • Garage

Limitations

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Pool

Recommendations

WASTE PLUMBING \ Venting system

- 17. Condition:** • [Missing](#)
- Recommend plumber evaluate exhaust vent for basement sink.
- Implication(s):** Sewer gases entering the building
- Location:** Basement
- Task:** Correct

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE



32. Missing

18. Condition: • [Missing](#)
Recommend plumber evaluate further. Missing ventilation on sink.
Implication(s): Sewer gases entering the building
Location: First Floor Laundry Area
Task: Provide



33. Missing

19. Condition: • [Missing](#)
Recommend plumber evaluate further. Missing ventilation on sink.
Implication(s): Sewer gases entering the building
Location: First Floor Kitchen
Task: Provide

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



34. *Missing*

20. **Condition:** • [Missing](#)

Recommend plumber evaluate further. Missing ventilation on sink.

Implication(s): Sewer gases entering the building

Location: First Floor Bathroom

Task: Correct



35. *Missing*

21. **Condition:** • [Missing](#)

Recommend plumber evaluate further. Missing ventilation on sink.

Implication(s): Sewer gases entering the building

Location: First Floor Master Bathroom

Task: Correct

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



36. Missing

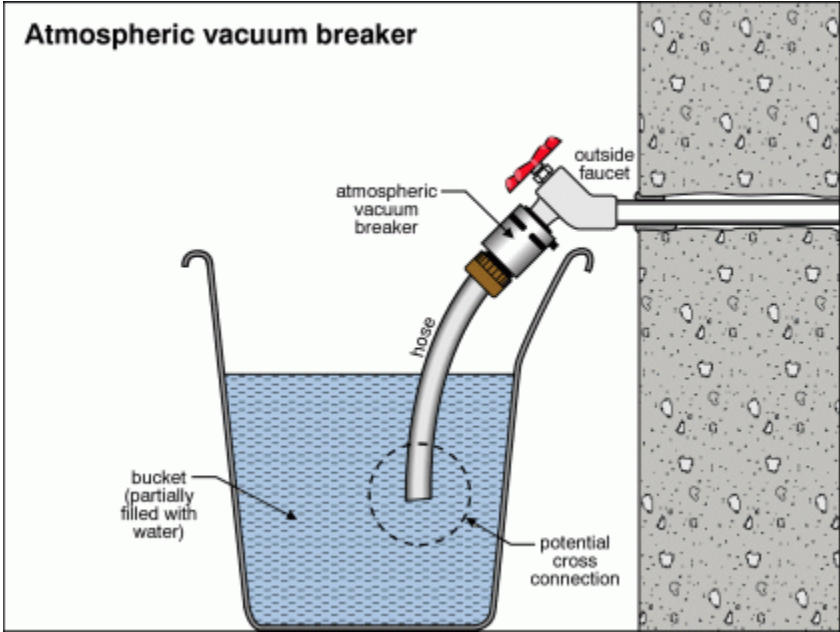
FIXTURES AND FAUCETS \ Hose bibb

22. Condition: • [Backflow prevention missing](#)

Recommend anti siphon bibbs be installed to prevent cross contamination.

Implication(s): Contaminated drinking water

Location: One on back of house under deck, front of house, and in garage.



[Click on image to enlarge.](#)

PLUMBING

2720 Academy Rd, Lebanon, TN October 23, 2014

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



37. Backflow prevention missing



38. Backflow prevention missing



39. Backflow prevention missing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Description

Major floor finishes: • [Carpet](#) • [Laminate](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Wood • Metal

Glazing:

- [Single](#)

Single glazed in wood windows.

- [Double](#)

Double glazed in metal framed widows.

Exterior doors - type/material:

- Hinged

- [Solid wood](#)

Solid wood entry doors to back deck.

- Metal-clad

Front entry door is metal clad.

- Garage door - wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Door bell

Laundry facilities: • Vented to outside • 120-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation:

- Exhaust fan

Exhaust fans in both bathrooms are operable.

Laundry room ventilation: • Clothes dryer vented to exterior • None

Counters and cabinets: • Inspected

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Limitations

- Inspection limited/prevented by:** • Carpet
- Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any
- Cosmetics:** • No comment offered on cosmetic finishes
- Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection
- Percent of foundation not visible:** • 50 %

Recommendations

WINDOWS \ Glass (glazing)

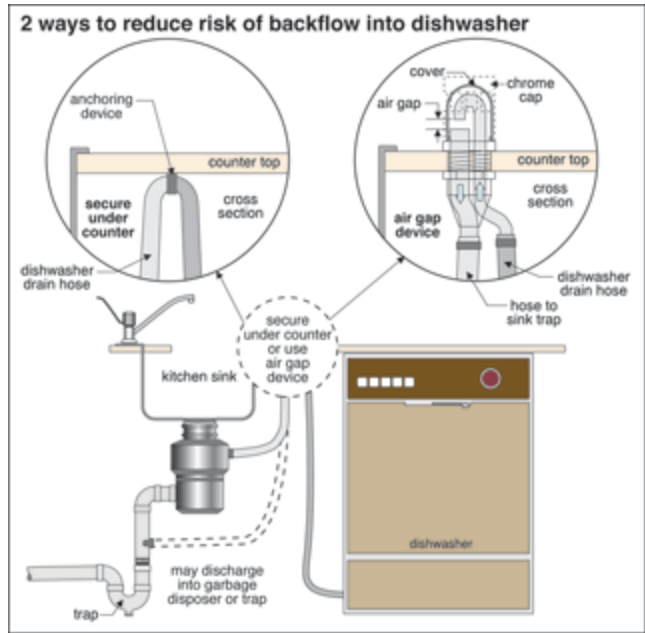
- 23. Condition:** • [Cracked](#)
Recommend replacement of storm window in dining room.
- Implication(s):** Cosmetic defects | Physical injury
- Location:** First Floor Dining Room
- Task:** Repair



40. Cracked

APPLIANCES \ Dishwasher

- 24. Condition:** • Backflow prevention missing
Recommend waste line from dishwasher should be vent or looped under counter to prevent cross contamination in the water.
- Implication(s):** Contaminated drinking water
- Location:** Kitchen
- Task:** Correct
- Time:** Immediate
- Cost:** Minor



Click on image to enlarge.



41. Backflow prevention missing

END OF REPORT

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

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