



Inspection Report

Property Address:
123 Sample Street
TN



Chastain Home Inspection, LLC

**James Chastain 00001026
2023 Shoreline Drive
Mount Juliet, TN 37122
615 417 8829**

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Date: 8/3/2018	Time: 08:00 AM	Report ID: Chgastain2023
Property: 123 Sample Street TN	Customer:	Real Estate Professional:

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.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer, Seller and listing agent

Type of building:

Single Family (1 story)

Style of Home:

Contemporary

Approximate age of building:

18 Years

Home Faces:

South

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Wet from sprinkler system

Radon Test:

Yes

Water 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.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Composition Shingle	Ground	None
	Ladder	
Chimney (exterior):		
N/A		

Items

1.0 Roof Coverings

Comments: Inspected

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

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.



Styles & Materials

Siding Style:

- Brick
- Lap

Siding Material:

- Vinyl
- Brick veneer

Exterior Entry Doors:

- Wood
- Insulated glass

Appurtenance:

- Covered porch
- Sidewalk
- Patio

Driveway:

- Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Repair or Replace

Sections of the vinyl siding, located on the rear of home, are misaligned and possibly cut too short; creating gaps along the bottom of the siding. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.



2.0 Item 1(Picture) Rear

2.1 Doors (Exterior)

Comments: Repair or Replace

(1) The caulking is cracked around the trim for the rear entry door, leading to master bedroom. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.



2.1 Item 1(Picture) Rear (leading to master bedroom)

(2) Replacing the damaged seal for the rear entry door (leading to master bedroom) should help with energy efficiency.

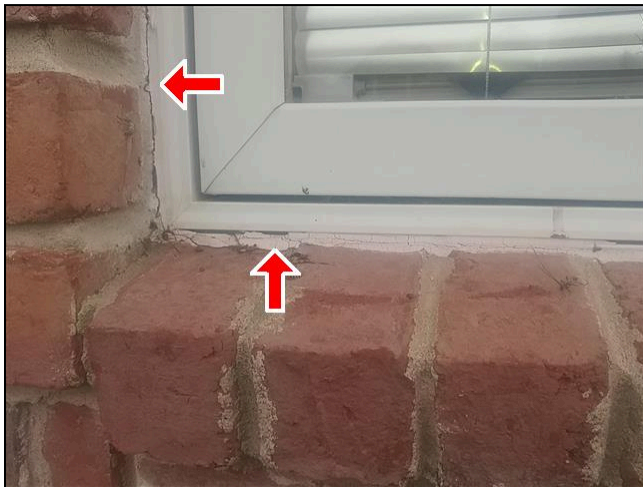


2.1 Item 2(Picture) Rear (leading to master bedroom)

2.2 Windows

Comments: Repair or Replace

(1) The caulking is cracked around many of the windows. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.



2.2 Item 1(Picture) Front

(2) One of the sunroom windows has a cloudy appearance (moisture); indicating the seals have failed. Replacing the glass pane or the window should increase the efficiency of the home.



2.2 Item 2(Picture) Sunroom

(3) The sunroom windows and outdoor entertainment area was covered with thousands of dead Mayflies. The owner was in the process of removing the Mayflies at the time of the inspection. A pest control company should evaluate.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Repair or Replace

Safety issue - The railing for the steps that lead to the rear entry is loose. A contractor should evaluate and make the necessary repairs, reducing the risk of a fall.



2.3 Item 1(Picture) Rear

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) Shrubs / vegetation are in contact with the home, which can cause the exterior of home to mold / mildew and possibly deteriorate. The vegetation should be trimmed to at least 10 inches away from the home.



2.4 Item 1(Picture) Right side (facing front)



2.4 Item 2(Picture) Rear

(2) Repairing the crack in the driveway will help to extend the life of the concrete and improve the appearance of the home.



2.4 Item 3(Picture) Driveway

2.5 Eaves, Soffits and Fascias

Comments: Inspected

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

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Insulated	LIFT-MASTER
Two automatic	Metal	

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Not Inspected

The concrete floor was not visible due to snap & lock flooring system.

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

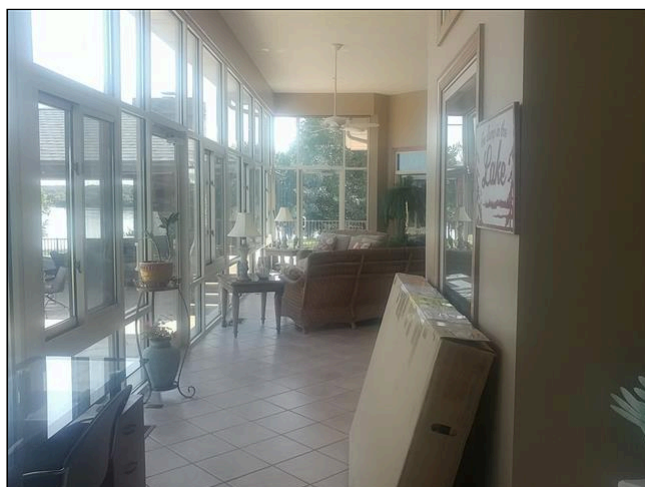
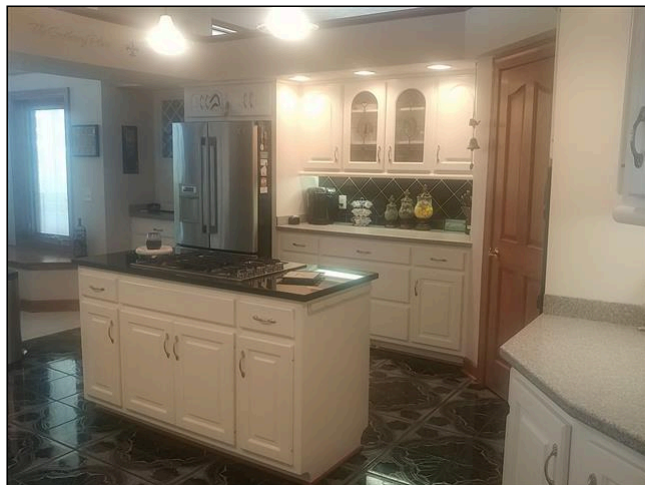
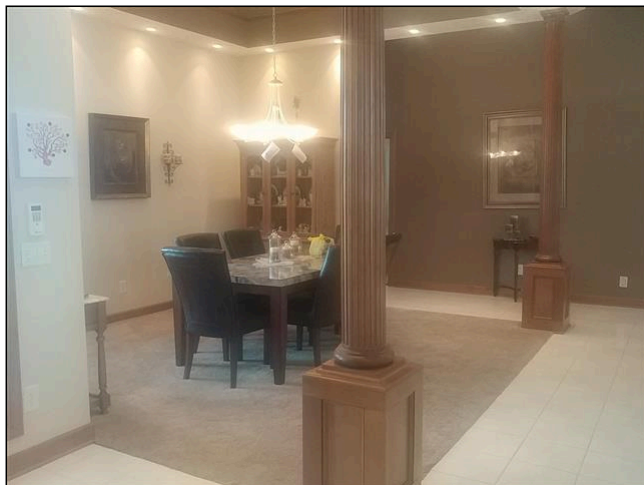
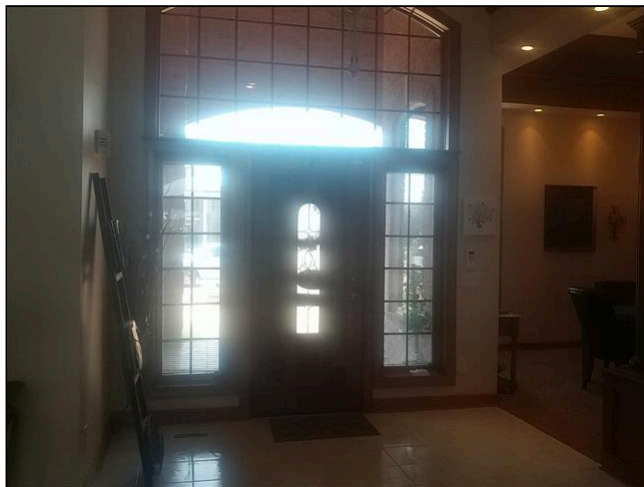
Comments: Inspected

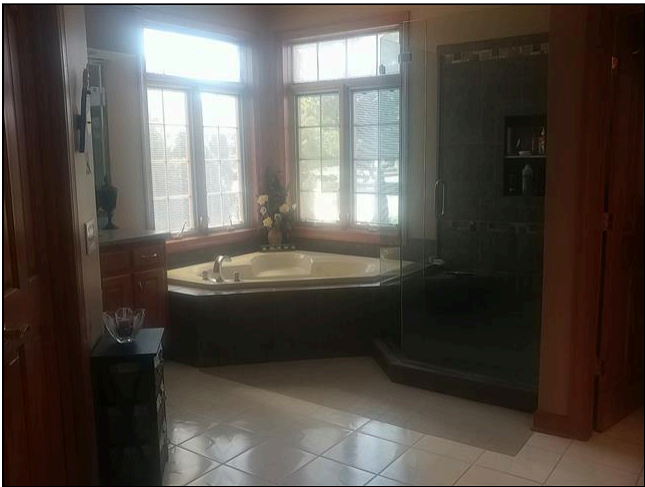
3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

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.





Styles & Materials

Ceiling Materials: Drywall	Wall Material: Drywall	Floor Covering(s): Carpet Tile
Interior Doors: Wood	Window Types: Casement	Window Manufacturer: PELLA
Cabinetry: Wood	Countertop: Solid surface	Refrigerator Opening Width: 38 inches
Refrigerator Opening Height: 70 inches		

Items

- 4.0 Ceilings**
Comments: Inspected
- 4.1 Walls**
Comments: Inspected
- 4.2 Floors**
Comments: Inspected
- 4.3 Steps, Stairways, Balconies and Railings**
Comments: Repair or Replace

Safety issue - The attic stairs are too short and will not reach the floor, without using a block of wood to support the ladder. A contractor should evaluate and make the necessary repairs, reducing the risk of a fall.



4.3 Item 1(Picture) Garage

4.4 Counters and Cabinets (representative number)

Comments: Inspected

4.5 Doors (representative number)

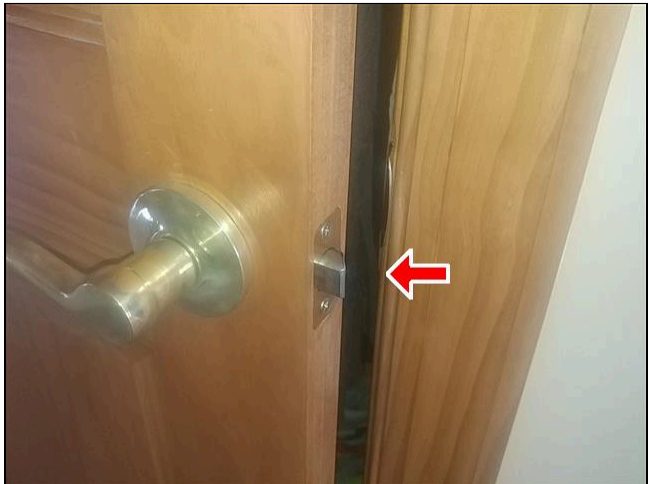
Comments: Repair or Replace

(1) The front guest bedroom closet doors are making contact with each other, causing the doors to be difficult to open or close. Adjusting the door hardware may correct this issue, else a contractor should evaluate and make the necessary repairs.



4.5 Item 1(Picture) Front guest bedroom

(2) The master bedroom closet door will not latch. Adjusting the door hardware may correct this issue, else a contractor should evaluate and make the necessary repairs.

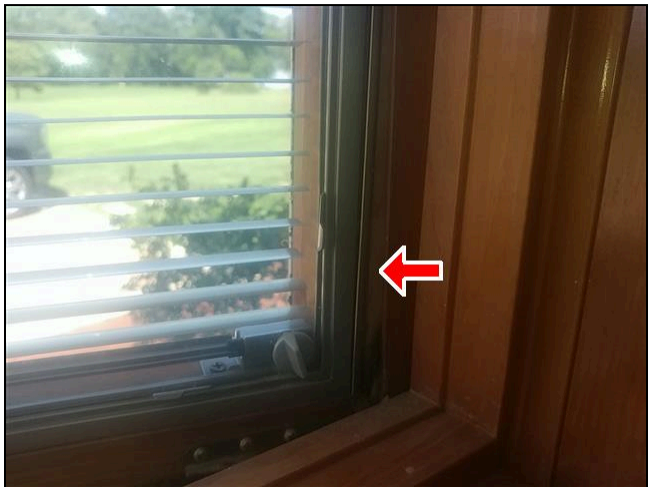


4.5 Item 2(Picture) Master bedroom closet

4.6 Windows (representative number)

Comments: Repair or Replace

(1) The trim is separating on the front guest bedroom window, preventing the window from completely opening. A contractor should evaluate and make the necessary repairs.



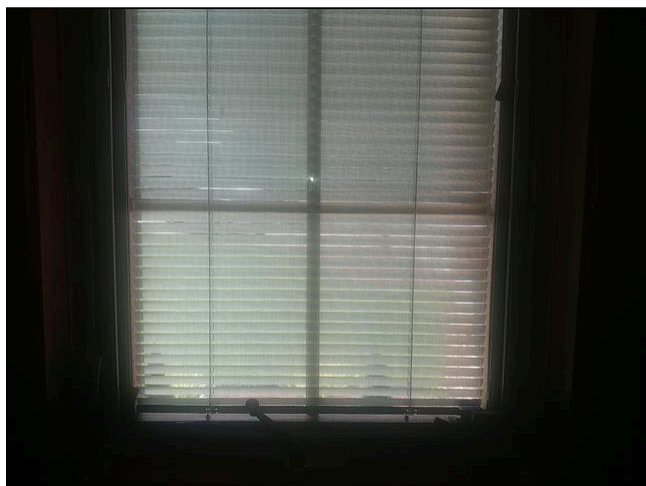
4.6 Item 1(Picture) Front guest bedroom

(2) The rear guest bedroom window will not open. In addition, hardware on some of the windows appears to be different colors, indicating some windows may have been replaced. A contractor should evaluate and make the necessary repairs.



4.6 Item 2(Picture) Rear guest bedroom

(3) The mini blinds in master bathroom toilet area will not open or close. A contractor should evaluate and make the necessary repairs.



4.6 Item 3(Picture) Master bathroom

4.7 Baseboard / shoe molding / trim

Comments: Inspected

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.



Crawlspace



Crawlspace

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: Engineered floor joists
Wall Structure: 2 X 4 Wood	Columns or Piers: Masonry block	Ceiling Structure: Engineered joists
Roof Structure: 2 X 8 Rafters	Roof-Type: Gable Hip	Method used to observe attic: Walked
Attic info: Pull Down stairs Storage Light in attic		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 Walls (Structural)

Comments: Repair or Replace

(1) A section of the foundation wall has been removed. The hole is approximately 16 by 20 inches. A contractor should evaluate and make the necessary repairs.



5.1 Item 1(Picture) Crawlspace

(2) Efflorescence is present on some of the front masonry blocks (foundation wall). Efflorescence is defined as: "the changing of certain crystalline compounds to a whitish powder or powdery crust through loss of their water of crystallization". Two conditions must be present to create efflorescence:

- Water;
- Masonry.

A contractor should evaluate and make the necessary repairs, else moisture can cause mold and structural damage.



5.1 Item 2(Picture) Crawlspace

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Not Inspected, Repair or Replace

(1) The moisture level in the floor joists (viewed from crawlspace) was 21.9%, significantly above acceptable

levels. High moisture content promotes fungi growth and decay. A crawlspace specialist should evaluate and make the necessary repairs.



Excessive moisture

5.3 Item 1(Picture) Crawlspace

(2) **Safety issue** - Signs of fungi growth are present on some of the floor joists. I did not inspect, test or determine if this growth is a health hazard. The underlying cause is moisture. I recommend contacting a mold inspector or expert for investigation.



5.3 Item 2(Picture) Crawlspace



5.3 Item 3(Picture) Crawlspace



5.3 Item 4(Picture) Crawlspace

(3) The opening in the sub-flooring where the gas supply enters should be sealed, helping to keep out unwanted pests. A contractor should evaluate and make the necessary repairs.



5.3 Item 5(Picture) Crawlspace

(4) The sub-flooring was not visible, due to the floor insulation. It should be inspected for moisture issues given the issued noted on the floor joist.

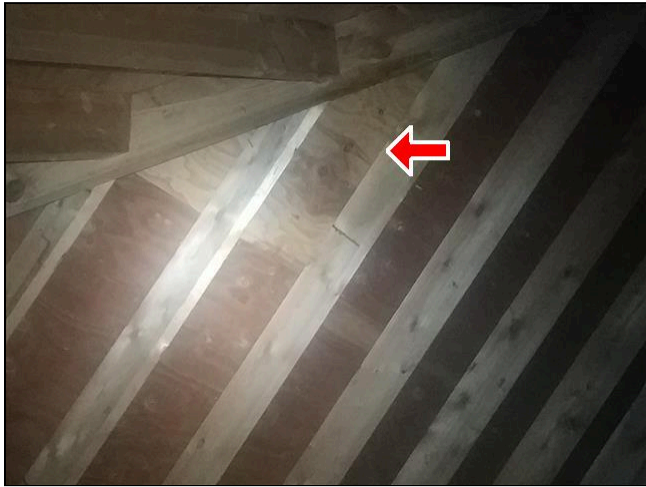
5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

FYI - It appears that sections of the roof decking have been replaced.



5.5 Item 1(Picture) Attic



5.5 Item 2(Picture) Attic

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.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Propane	Water Heater Capacity: Two units Tankless	Manufacturer: NORITZ
Water Heater Location: Left exterior wall (facing front) Right exterior wall (facing front)		

Items

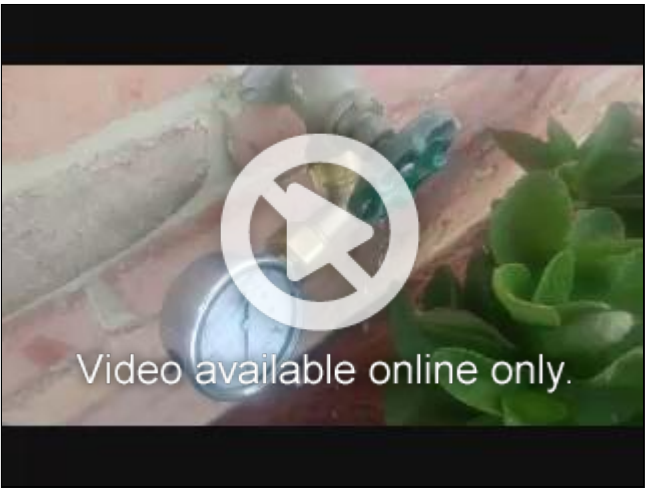
6.0 Plumbing Water Supply, Distribution System and Fixtures

Comments: Repair or Replace

When in the "on" position, water leaks from around the handle on the exterior faucets, located on the rear and left side of home (facing front). In addition, the faucets are not secured to the home. A plumber should evaluate and make the necessary repairs.



6.0 Item 1(Video) Rear



6.0 Item 2(Video) Left side (facing front)



6.0 Item 3(Picture) Left side (facing front)

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

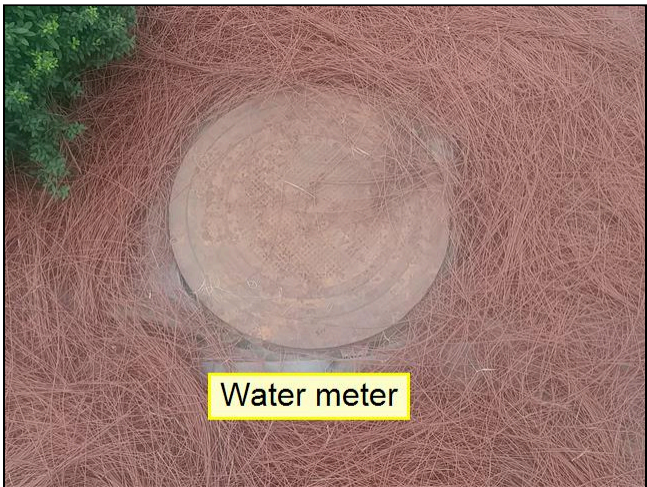
Comments: Inspected

6.3 Main Water Shut-off Device (Describe location)

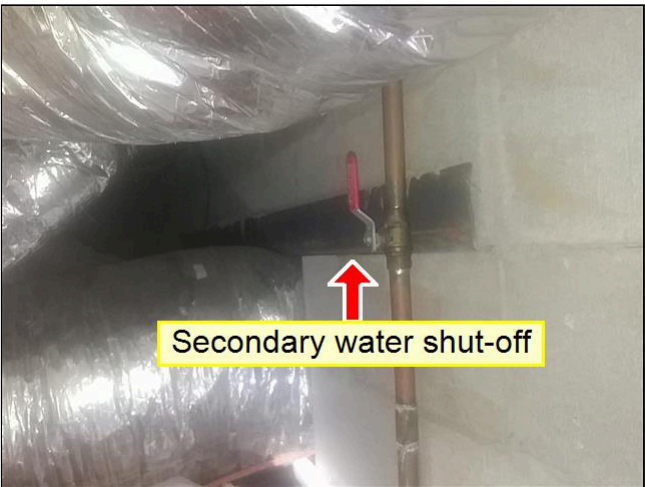
Comments: Inspected

The main water shut-off is located at the water meter (front of home).

The secondary water shut-off is in the crawlspace.



6.3 Item 1(Picture) Front



6.3 Item 2(Picture) Crawlspace

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair or Replace

Safety issue - The gas supply line, located in the crawlspace, is not properly supported. A contractor should evaluate and make the necessary repairs, protecting the lines from damage.

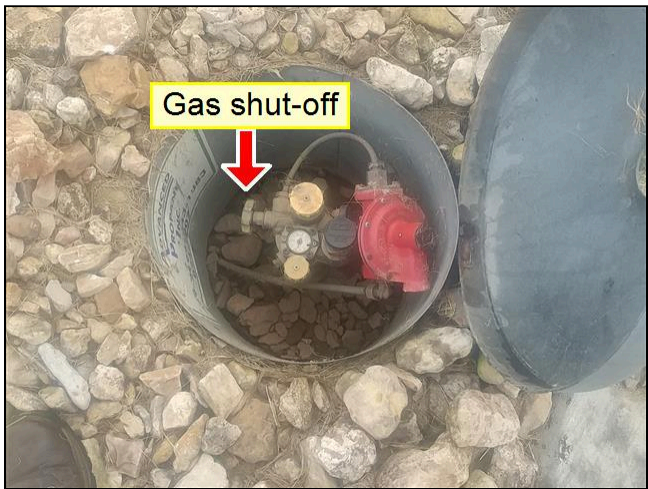


6.4 Item 1(Picture) Crawlspace

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut-off is located at the propane tank (front of home).



6.5 Item 1(Picture) Front

6.6 Sump Pump

Comments: Not Present

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.



Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 225 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SIEMENS	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

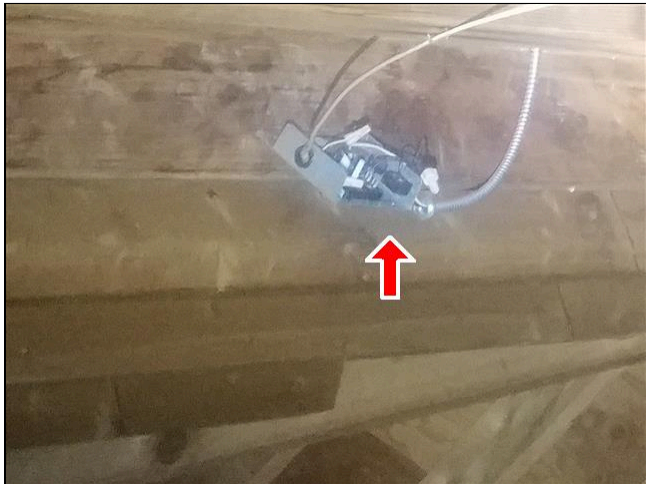
7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Repair or Replace

(1) **Safety issue** - The electrical connections for the attic fans should be concealed in a junction box. An electrician should evaluate and make the necessary repairs, reducing the risk of a fire and electrical shock.



7.2 Item 1(Picture) Attic



7.2 Item 2(Picture) Attic

(2) **Safety issue** - Face-plates should be installed for the receptacles, located in the crawlspace, reducing the risk of electrical shock. An electrician should evaluate and make the necessary repairs.



7.2 Item 3(Picture) Crawlspace

(3) The wiring, presumably for the low voltage landscape lighting, is not properly routed and secured. An electrician should evaluate and make the necessary repairs.



7.2 Item 4(Picture) Crawlspace

(4) **Safety issue** - Several of the crawlspace branch circuits are laying on the ground and are not properly supported. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.



7.2 Item 5(Picture) Crawlspace

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)

Comments: Repair or Replace

Safety issue - An electrician should secure the loose electrical receptacles in the dining room and master bedroom, reducing the risk of electrical shock.



7.3 Item 1(Picture) Dining room



7.3 Item 2(Picture) Master bedroom

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Repair or Replace

(1) **Safety issue** - The electrical receptacles that service the water heaters on both sides of the home are not Ground Fault Circuit Interrupter (GFCI) protected. GFCI protection is required within on the exterior of home. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.



7.4 Item 1(Picture) Right side (facing front)



7.4 Item 2(Picture) Left side (facing front)

(2) **Safety issue** - Weatherproof covers designed for outdoor use should be installed on the electrical receptacles, located on left and right side of home. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.



7.4 Item 3(Picture) Left side (facing front)



7.4 Item 4(Picture) Right side (facing front)



7.4 Item 5(Picture)
Example
(designed for outdoor use)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Repair or Replace

Safety issue - The GFCI receptacles, located on the left side of the kitchen sink, will not trip when tested. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.



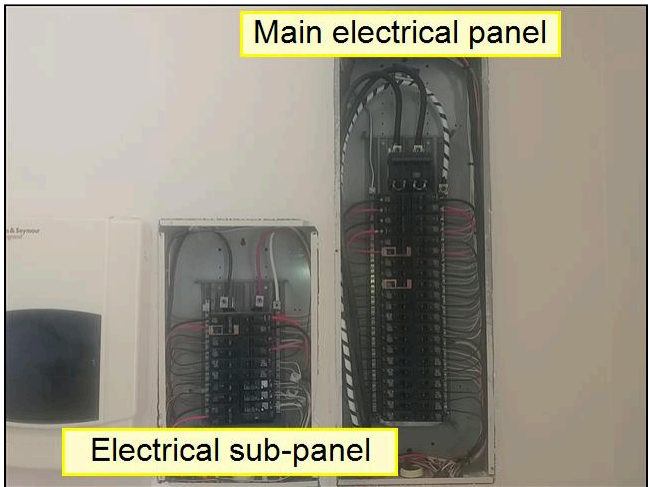
7.5 Item 1(Picture) Kitchen

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main electrical panel is located in the laundry room.

The electrical sub-panel is located in the laundry room.



7.6 Item 1(Picture) Laundry room

7.7 Smoke Detectors

Comments: Inspected

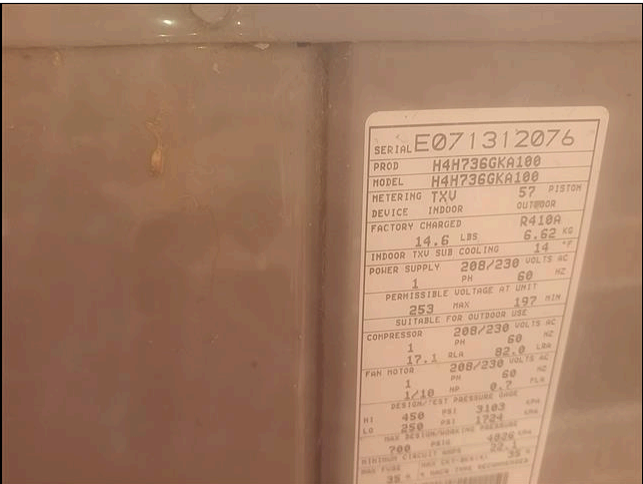
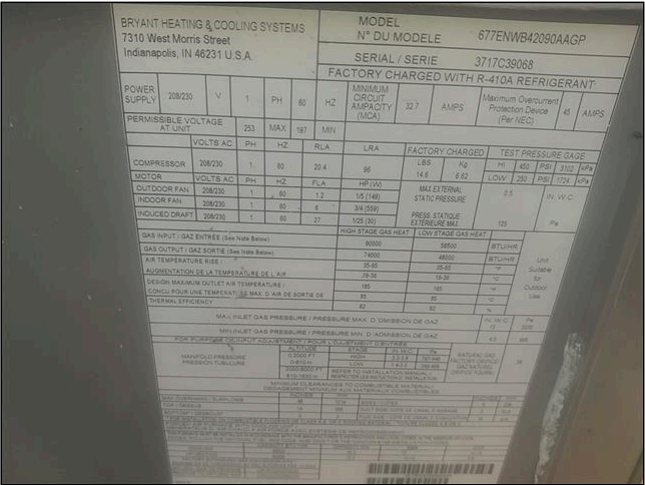
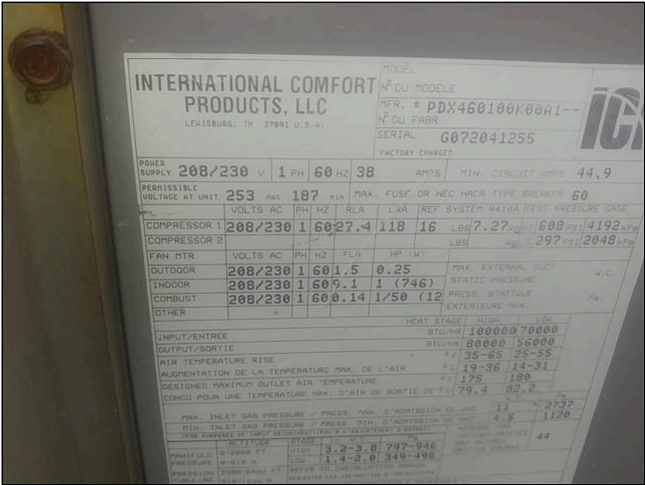
7.8 Carbon Monoxide Detectors

Comments: Inspected

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.



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air) Forced Air	Energy Source: Propane Electric	Number of Heat Systems (excluding wood): Three
Heat System Brand: BRYANT TEMPSTAR	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x30 24x30	Types of Fireplaces: Propane gas logs non-vented	Operable Fireplaces: Three
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: BRYANT TEMPSTAR	Number of AC Only Units: None	

Items

8.0 Heating Equipment

Comments: Inspected

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

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

Comments: Repair or Replace

(1) The Heating, Ventilation & Air Conditioning (HVAC) condensation drain lines, located on the HVAC units (right & left side of home - facing front), should be extended to allow water to drain away from the units and concrete pads, which supports the units; else water can cause damage to the units and concrete pads.



8.3 Item 1(Picture) Left side (facing front)



8.3 Item 2(Picture) Right side (facing front)

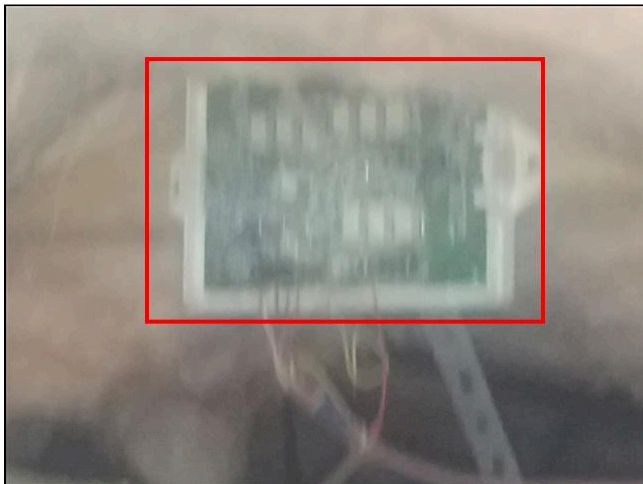
(2) Sealant should be applied in the area where the HVAC metal housing adjoins the home, else water can

cause damage to the ducts. In addition, the metal housing is rusty and should be replaced or repaired, helping to protect the ductwork.



8.3 Item 3(Picture) Left side (facing front)

(3) The cover is missing from one of the HVAC control panels, located in the crawlspace. The cover protects the panel from damage. An HVAC technician should make the necessary repairs.



8.3 Item 4(Picture) Crawlspace

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

8.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

8.8 Cooling and Air Handler Equipment

Comments: Inspected

8.9 Normal Operating Controls

Comments: Inspected

8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

.....
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.



Attic



Attic



Attic

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Soffit Vents
Passive

Exhaust Fans:

Both
Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

Faced

Items

9.0 Insulation in Attic

Comments: Inspected

9.1 Insulation Under Floor System

Comments: Repair or Replace

Sections of the insulation under the floor are loose and falling, possibly due to the high moisture content, noted earlier. Replacing or securing the loose insulation should make the home more energy efficient.



9.1 Item 1(Picture) Crawlspace



9.1 Item 2(Picture) Crawlspace

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Repair or Replace

The vapor barrier on the crawlspace floor is not covering all areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. The vapor barrier should cover all of the crawlspace floor / ground.



9.2 Item 1(Picture) Crawlspace



9.2 Item 2(Picture) Crawlspace



9.2 Item 3(Picture) Crawlspace

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Inspected

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.



Styles & Materials

Dishwasher Brand:
KENMORE

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
VENTED
JENN AIR

Range/Oven:
JENN AIR
KITCHENAIDE

Built in Microwave:
KITCHENAIDE

Trash Compactors:
NONE

Refrigerator:
LG

Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Not Present

10.3 Trash Compactor

Comments: Not Present

10.4 Food Waste Disposer

Comments: Repair or Replace

The food waste disposal is inoperable. A contractor should evaluate and make the necessary repairs.



10.4 Item 1(Picture) Kitchen

10.5 Microwave Cooking Equipment

Comments: Inspected

10.6 Refrigerator

Comments: Inspected

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.

11. Cabana or Pool House

Styles & Materials

Roof Covering: Architectural Heat Type: Wood burning fireplace

Items

11.0 Roof Coverings

Comments: Inspected

11.1 Roof Drainage Systems

Comments: Inspected

11.2 Wall Cladding Flashing and Trim

Comments: Inspected

11.3 Windows (representative number)

Comments: Not Present

11.4 Doors (Exterior)

Comments: Not Present

11.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

11.6 Doors (representative number)

Comments: Not Present

11.7 Plumbing Water Supply, Distribution System and Fixtures

Comments: Not Present

11.8 Plumbing Drain, Waste and Vent Systems

Comments: Not Present

11.9 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

11.10 Electrical Connected Devices and Fixtures

Comments: Repair or Replace

The outdoor fan in the Cabana is missing a blade and is inoperable. It should be replaced.

11.11 Heating Equipment

Comments: Not Present

11.12 Cooling and Air Handler Equipment

Comments: Not Present

11.13 Outdoor TV and Cable

Comments: Not Inspected

The new outdoor TV was not installed. Therefore, I was not able to inspect the cable service or TV operation.

12. Outdoor Cooking Equipment

Styles & Materials

Fuel Source:
Propane

Items

12.0 Ice maker

Comments: Not Inspected

The ice maker was not in operation, possibly not connected to a power or water source.



12.0 Item 1(Picture) Outdoor kitchen

12.1 Wine cooler

Comments: Not Inspected

The wine cooler was not in operation, possibly not connected to a power source.



12.1 Item 1(Picture) Outdoor kitchen

12.2 Grill


Comments: Not Inspected

The grill was not connected to a gas source. Therefore, I did not inspect the grill.

12.3 Sink

Comments: Not Inspected

The sink was not connected to a water source. Therefore, I was not able to inspect the sink.



12.3 Item 1(Picture) Outdoor kitchen

General Summary



Chastain Home Inspection, LLC

2023 Shoreline Drive
Mount Juliet, TN 37122
615 417 8829

Customer

Address
123 Sample Street
TN

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 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.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Repair or Replace

Sections of the vinyl siding, located on the rear of home, are misaligned and possibly cut too short; creating gaps along the bottom of the siding. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.

2.1 Doors (Exterior)

Repair or Replace

(1) The caulking is cracked around the trim for the rear entry door, leading to master bedroom. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.

(2) Replacing the damaged seal for the rear entry door (leading to master bedroom) should help with energy efficiency.

2.2 Windows

Repair or Replace

(1) The caulking is cracked around many of the windows. A contractor should evaluate and make the necessary repairs, else water can cause damage to the home's structure.

(2) One of the sunroom windows has a cloudy appearance (moisture); indicating the seals have failed. Replacing the glass pane or the window should increase the efficiency of the home.

(3) The sunroom windows and outdoor entertainment area was covered with thousands of dead Mayflies. The owner was in the process of removing the Mayflies at the time of the inspection. A pest control company should evaluate.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

Safety issue - The railing for the steps that lead to the rear entry is loose. A contractor should evaluate and make the necessary repairs, reducing the risk of a fall.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(1) Shrubs / vegetation are in contact with the home, which can cause the exterior of home to mold / mildew and possibly deteriorate. The vegetation should be trimmed to at least 10 inches away from the home.

(2) Repairing the crack in the driveway will help to extend the life of the concrete and improve the appearance of the home.

3. Garage

3.2 Garage Floor

Not Inspected

The concrete floor was not visible due to snap & lock flooring system.

4. Interiors

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

Safety issue - The attic stairs are too short and will not reach the floor, without using a block of wood to support the ladder. A contractor should evaluate and make the necessary repairs, reducing the risk of a fall.

4.5 Doors (representative number)

Repair or Replace

(1) The front guest bedroom closet doors are making contact with each other, causing the doors to be difficult to open or close. Adjusting the door hardware may correct this issue, else a contractor should evaluate and make the necessary repairs.

(2) The master bedroom closet door will not latch. Adjusting the door hardware may correct this issue, else a contractor should evaluate and make the necessary repairs.

4.6 Windows (representative number)

Repair or Replace

(1) The trim is separating on the front guest bedroom window, preventing the window from completely opening. A contractor should evaluate and make the necessary repairs.

(2) The rear guest bedroom window will not open. In addition, hardware on some of the windows appears to be different colors, indicating some windows may have been replaced. A contractor should evaluate and make the necessary repairs.

(3) The mini blinds in master bathroom toilet area will not open or close. A contractor should evaluate and make the necessary repairs.

5. Structural Components

5.1 Walls (Structural)

Repair or Replace

(1) A section of the foundation wall has been removed. The hole is approximately 16 by 20 inches. A contractor should evaluate and make the necessary repairs.

(2) Efflorescence is present on some of the front masonry blocks (foundation wall). Efflorescence is defined as: "the changing of certain crystalline compounds to a whitish powder or powdery crust through loss of their water of crystallization". Two conditions must be present to create efflorescence:

- Water;
- Masonry.

A contractor should evaluate and make the necessary repairs, else moisture can cause mold and structural damage.

5.3 Floors (Structural)

Not Inspected, Repair or Replace

(1) The moisture level in the floor joists (viewed from crawlspace) was 21.9%, significantly above acceptable levels. High moisture content promotes fungi growth and decay. A crawlspace specialist should evaluate and make the necessary repairs.

(2) **Safety issue** - Signs of fungi growth are present on some of the floor joists. I did not inspect, test or determine if this growth is a health hazard. The underlying cause is moisture. I recommend contacting a mold inspector or expert for investigation.

(3) The opening in the sub-flooring where the gas supply enters should be sealed, helping to keep out unwanted pests. A contractor should evaluate and make the necessary repairs.

(4) The sub-flooring was not visible, due to the floor insulation. It should be inspected for moisture issues given the issued noted on the floor joist.

5.5 Roof Structure and Attic

Inspected

FYI - It appears that sections of the roof decking have been replaced.

6. Plumbing System

6.0 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

When in the "on" position, water leaks from around the handle on the exterior faucets, located on the rear and left side of home (facing front). In addition, the faucets are not secured to the home. A plumber should evaluate and make the necessary repairs.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

Safety issue - The gas supply line, located in the crawlspace, is not properly supported. A contractor should evaluate and make the necessary repairs, protecting the lines from damage.

7. Electrical System

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

(1) **Safety issue** - The electrical connections for the attic fans should be concealed in a junction box. An electrician should evaluate and make the necessary repairs, reducing the risk of a fire and electrical shock.

(2) **Safety issue** - Face-plates should be installed for the receptacles, located in the crawlspace, reducing the risk of electrical shock. An electrician should evaluate and make the necessary repairs.

(3) The wiring, presumably for the low voltage landscape lighting, is not properly routed and secured. An electrician should evaluate and make the necessary repairs.

(4) **Safety issue** - Several of the crawlspace branch circuits are laying on the ground and are not properly supported. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.

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)

Repair or Replace

Safety issue - An electrician should secure the loose electrical receptacles in the dining room and master bedroom, reducing the risk of electrical shock.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

- (1) **Safety issue** - The electrical receptacles that service the water heaters on both sides of the home are not Ground Fault Circuit Interrupter (GFCI) protected. GFCI protection is required within on the exterior of home. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.
- (2) **Safety issue** - Weatherproof covers designed for outdoor use should be installed on the electrical receptacles, located on left and right side of home. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

Safety issue - The GFCI receptacles, located on the left side of the kitchen sink, will not trip when tested. An electrician should evaluate and make the necessary repairs, reducing the risk of electrical shock.

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)

Repair or Replace

- (1) The Heating, Ventilation & Air Conditioning (HVAC) condensation drain lines, located on the HVAC units (right & left side of home - facing front), should be extended to allow water to drain away from the units and concrete pads, which supports the units; else water can cause damage to the units and concrete pads.
- (2) Sealant should be applied in the area where the HVAC metal housing adjoins the home, else water can cause damage to the ducts. In addition, the metal housing is rusty and should be replaced or repaired, helping to protect the ductwork.
- (3) The cover is missing from one of the HVAC control panels, located in the crawlspace. The cover protects the panel from damage. An HVAC technician should make the necessary repairs.

9. Insulation and Ventilation

9.1 Insulation Under Floor System

Repair or Replace

Sections of the insulation under the floor are loose and falling, possibly due to the high moisture content, noted earlier. Replacing or securing the loose insulation should make the home more energy efficient.

9.2 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

The vapor barrier on the crawlspace floor is not covering all areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. The vapor barrier should cover all of the crawlspace floor / ground.

10. Built-In Kitchen Appliances

10.4 Food Waste Disposer

Repair or Replace

The food waste disposal is inoperable. A contractor should evaluate and make the necessary repairs.

11. Cabana or Pool House

11.10 Electrical Connected Devices and Fixtures

Repair or Replace

The outdoor fan in the Cabana is missing a blade and is inoperable. It should be replaced.

11.13 Outdoor TV and Cable

Not Inspected

The new outdoor TV was not installed. Therefore, I was not able to inspect the cable service or TV operation.

12. Outdoor Cooking Equipment

12.0 Ice maker

Not Inspected

The ice maker was not in operation, possibly not connected to a power or water source.

12.1 Wine cooler

Not Inspected

The wine cooler was not in operation, possibly not connected to a power source.

12.2 Grill

Not Inspected

The grill was not connected to a gas source. Therefore, I did not inspect the grill.

12.3 Sink

Not Inspected

The sink was not connected to a water source. Therefore, I was not able to inspect the sink.

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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INVOICE

Chastain Home Inspection, LLC
2023 Shoreline Drive
Mount Juliet, TN 37122
615 417 8829
Inspected By: James Chastain

Inspection Date: 8/3/2018
Report ID: Chgastain2023

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	123 Sample Street TN

Inspection Fee:

Service	Price	Amount	Sub-Total
Complimentary home inspection	0.00	1	0.00
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: Complimentary