

File Number: **320-022003-1070**
Address of Inspection: **1234 Sample Court**

SCOPE OF THE INSPECTION:

The HomeTeam has agreed to and has performed a visual inspection of the structure located at **1234 Sample Court, Murfreesboro, TN 37127** for **John & Jane Doe** on **Friday, February 28, 2003** by Ron Baker in full compliance with the Standards of Practice and Code of Ethics of the American Association of Home Inspectors (AAHI) and the American Society of Home Inspectors (ASHI). The purpose of the inspection is to identify systems and components of the PROPERTY that in the professional opinion of the inspector, are either unsafe or non-functioning. (Please refer to The HomeTeam Inspection Agreement for clarification, paragraph 1). The inspection was limited to readily accessible areas of the property.



The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceiling, water, ice, snow, soil or vegetation or other materials or objects that may impede access or limit visibility. The inspections are not required to enter any area, which may contain materials hazardous to the inspectors' health and/or safety. The cosmetic condition of the paint, wall, floor and window coverings, etc., is not within the scope of the inspection. (Please refer to The HomeTeam Inspection Agreement, paragraph 5).

Unless otherwise indicated, the inspection will not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, mold, mildew or other Fungi or other similar or potentially harmful substances. Water or air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of the foregoing conditions or substances. (Please refer to The HomeTeam Inspection Agreement for additional inspection services, which are indicated and approved by the client, paragraph 6).

THE INSPECTION AND THIS RESULTING REPORT ARE NOT INTENDED AS A GUARANTY, WARRANTY OR INSURANCE POLICY. All of the conditions are reported, as they existed at the time of the inspection and are limited to readily accessible areas of the property.

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Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the HomeTeam Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the home from the street.

You should always consult with a licensed technician, company or qualified professionals concerning costs for repairs and/or replacements of items for consideration that may be of concern to you.

GENERAL DESCRIPTION:

The inspected property consisted of a one and a half story wood-framed structure with brick siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding. The approximate temperature at the time of the inspection was 35 to 40 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. The buyers and their agent were present during the inspection.

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. The age of the home, as reported by the buyer was said to be three years old.

There was a concrete walkway leading to a concrete/brick stoop in the front of the home. There were no major visual defects observed in the walkway or the stoop.

There was a concrete driveway on the right side of the home that led to the garage. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for two cars with access provided by one side-sliding door. The Lift Master brand electric garage door opener was tested and found to be functional. The light beam automatic safety reverse on the garage door tested and found to be functional. The pressure sensitivity automatic safety reverse on the garage door opener was tested and found to be functional. The concrete garage floor was in good condition with minimal settlement type of cracking. Stored items obscured some

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areas of the garage floor and walls. There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

ROOF STRUCTURE:

The roof was a gable, hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering was approximately three years old. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts that appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

FOUNDATION:

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

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CRAWL SPACE:

The crawl space was accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space, as an example, the front porch. The crawl space had a polyvinyl vapor barrier covering the surface of the ground and should be adequately vented at all times. There were no major visual defects observed in the crawl space.

FLOOR STRUCTURE:

The visible floor structure consisted of a waferboard floor/subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There was a 6x12-inch built-up wood center beam/girder and eight-inch concrete block piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor faucet and found to be 55 to 60 pounds per square inch (psi). There were no major visual defects observed in the visible portions of the plumbing system.

The water meter was located in the front yard. The main water shutoff valve for the home was located at the water meter.

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 50-gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by State, model number PR6 50 NBRT and serial number J99263559. Information on the water heater indicated that it was manufactured three years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow drip leg pipe was present. The T&P overflow drip leg pipe was installed to extend to within two inches of the floor. Your safety depends on the presence of a T & P valve

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and an overflow drip leg pipe terminating close to the floor. The water heater was functional.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the left sidewall. The electric meter was located on the exterior wall. The service wire entered a Siemens service panel, located on the exterior wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the Siemens 100 amp sub-panel located in the utility room were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the garage, for the Jacuzzi Tub, on the exterior, kitchen and bathroom(s). The present and tested GFCI's were functional.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were inspected. The primary windows were constructed of vinyl, single hung style, with double pane glass. There were no major defects observed in the windows or doors.

The window in the master bathroom over the toilet would not tilt. The tilt latch would not slide open to unlatch the window so it can be tilted inward.

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The window in the front right bedroom would not tilt. The tilt latch would not slide open to unlatch the window so it can be tilted inward.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

IN THE KITCHEN:

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Kenmore electric range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Kenmore range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Kenmore refrigerator was inspected and did appear to be functional. The temperature setting and icemaker, if present, are not within the scope of the inspection.

The Kenmore dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Kenmore disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

The Kenmore microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

FIREPLACE:

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

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A ventless gas-log fireplace was located in the living room. The gas logs were found to be functional.

ATTIC STRUCTURE:

The attic was accessed through a door in the bonus room. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Gable, soffit and static vents provided ventilation throughout the attic. The proper ventilation is important because it will increase the life of the roof shingles and decking. The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and OSB (waferboard) sheathing.

Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

HVAC INSPECTION REPORT:

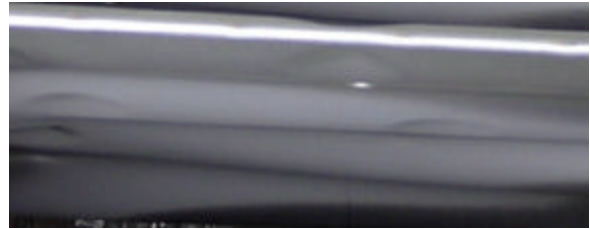
The heating, ventilating and air conditioning systems were inspected by a state licensed HVAC certified technician. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The downstairs of the home was heated and cooled by a Goodman 3 1/2 ton unit, which the heat is provided by a natural gas forced air furnace, Serial Number 9906601413, Model Number PGB042100-1 which is three years old. The unit was located outside of the home. It has an approximate net heating capacity of 92,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. **However, the HVAC technician removed the top panel to view the heat exchangers and found a crack in all four-heat cells. The technician stated the heat exchanger part was covered under warranty but the labor to the installed the heat exchanger was an additional cost. It is recommended that a certified heating and air conditioning**

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company be consulted for the repairs.



The picture on the left if you look into mirror you can see the cracks that were on all four of the heat cells. In the picture on the right it looks like a pencil mark on the heat cell but is a crack.

The heating system was found to be functional. **However, due to the cracks found in the heat exchanger it is unsafe to use and the heat exchanger will need to be replaced as soon as possible.**

The cooling system was not fully tested due to the cold outside temperature. The compressor was operational however the overall efficiency of the system could not be determined. It is recommended that a certified heating and air conditioning professional be consulted to clean and service the system this spring.

The upstairs of the home was heated by a Nordyne (Gibson) 2-ton electric radiant heat, Serial Number GBB020505219, Model Number GB3BM-024K-A-08A that is one year old. The unit was located in the attic of the home. It has an approximate net heating capacity of 5 kw.

The upstairs heating system was found to be functional.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit for the upstairs was a Gibson 1 1/2-ton unit, Model Number GS3BA-018KA and Serial Number GSA020800322. The unit is located outside of the home. This unit is approximately one year old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

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The cooling system was not fully tested due to the cold outside temperature. The compressor was operational however the overall efficiency of the system could not be determined. It is recommended that a certified heating and air conditioning professional be consulted to clean and service the system this spring.

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE:

The 24 x 30 downstairs disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The 14 x 20 upstairs disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The control for the heating and air conditioning system was a 24-volt thermostat located on the bonus room wall and a digital thermostat downstairs of the home. The thermostats were manufactured by Honeywell & Dico and were found to be in working order.