



Inspection Report

John Q. Public

Property Address:
777 Reliable Lane
Maryville TN 37801



Reliable Inspections of Tennessee, Inc.

**Eric V. Russell TN License #639
307 Mallard Lane
Maryville, TN 37803
865-755-3712**





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| | | |
|---|------------------------------------|----------------------------------|
| Date: 7/12/2011 | Time: | Report ID: SAMPLE1 |
| Property: 777 Reliable Lane Maryville TN 37801 | Customer: John Q. Public | 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:

State of Tennessee

In Attendance:

Customer and their agent

Style of building:

Contemporary

Type of building:

Single Family (2 story)

Approximate age of building:

9 Years

Building Faces:

SSW

Temperature:

80 F

Weather:

Clear, Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

IN NI NP RR

| | | IN | NI | NP | RR |
|------------|--|----|----|----|----|
| 1.0 | ROOF COVERINGS | X | | | |
| 1.1 | FLASHINGS | X | | | |
| 1.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | X | | | |
| 1.3 | ROOF DRAINAGE SYSTEMS | X | | | |
| 1.4 | ROOF STRUCTURE AND ATTIC | X | | | |

IN NI NP RR

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

Styles & Materials

Roof Covering:

Dimensional
Fiberglass/Asphalt

Viewed roof

covering from:

Ground
Ladder
Binoculars

Sky Light(s):

None

Chimney

(exterior):

N/A

Roof Structure:

2 X 8 Rafters
OSB Sheathing
Knee Walls
Purlins

Roof-Type:

Gable
Hip

Method used to

observe attic:

Walked

Attic info:

Pull Down Ladder

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 inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

IN NI NP RR

| | | IN | NI | NP | RR |
|------------|--|----|----|----|----|
| 2.0 | SIDING, FLASHING AND TRIM | X | | | |
| 2.1 | EAVES, SOFFITS AND FASCIAS | X | | | |
| 2.2 | DOORS (Exterior) | X | | | |
| 2.3 | WINDOWS | X | | | |
| 2.4 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS | X | | | |
| 2.5 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | X | | | |

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Styles & Materials

Siding Style:

Brick

Siding Material:

Cement-Fiber

Brick veneer

Exterior Entry

Doors:

Wood

Steel

Insulated glass

Appurtenance:

Deck with steps

Covered porch

Sidewalk

Driveway:

Concrete

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. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

IN NI NP RR

| | IN | NI | NP | RR |
|--|----|----|----|----|
| 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | X | | | |
| 3.1 WALLS (Structural) | X | | | |
| 3.2 COLUMNS OR PIERS | X | | | |
| 3.3 FLOORS (Structural) | X | | | |
| 3.4 CEILINGS (structural) | X | | | |

IN NI NP RR

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Styles & Materials

Foundation:
Masonry block

Method used to observe

Crawlspace:
Crawled
Walked

Floor Structure:
2 X 10
Wood joists
Wood beams
OSB Subfloor

Wall Structure:
2 X 4 Wood

Columns or Piers:
Masonry block

Ceiling Structure:
2X6

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.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

IN NI NP RR

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 4.0 | HEATING EQUIPMENT | X | | | |
| 4.1 | NORMAL OPERATING CONTROLS | X | | | |
| 4.2 | AUTOMATIC SAFETY CONTROLS | X | | | |
| 4.3 | DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | X | | | X |
| 4.4 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | X | | | |
| 4.5 | CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems) | X | | | |
| 4.6 | COOLING AND AIR HANDLER EQUIPMENT | X | | | |
| 4.7 | NORMAL OPERATING CONTROLS | X | | | |
| 4.8 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | X | | | |

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Styles & Materials

Heat Type:

Gas-fired Furnace

Energy Source:

Natural gas

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

ARMSTRONG

Heat System Brand:

ARMSTRONG

Ductwork:

Insulated

Filter Type:

Electronic air cleaner

Electronic air cleaner

Filter Size:

20x25

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:


Electricity

Central Air Manufacturer:

ARMSTRONG

Number of AC Only Units:

Two

 **4.3** Ductwork disconnected in the crawlspace. Recommend HVAC contractor make the necessary repairs to prevent wasted energy.



4.3 Picture 1



4.3 Picture 2

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.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

IN NI NP RR

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 5.0 | MAIN WATER SHUT-OFF DEVICE (Describe location) | X | | | |
| 5.1 | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | X | | | |
| 5.2 | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | X | | | |
| 5.3 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS | X | | | |
| 5.4 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | X | | | |
| 5.5 | MAIN FUEL SHUT OFF (Describe Location) | X | | | |
| 5.6 | SUMP PUMP | | | X | |

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Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
PVC (Polyvinyl Chloride)

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)

Manufacturer:
CRAFTMASTER

5.0 The main shut off is the yellow lever located underneath in the crawlspace. This is for your information.



5.0 Picture 1

5.5 The main fuel shut off is at gas meter outside

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.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

IN NI NP RR

| | | | | | |
|-----|--|---|--|--|---|
| 6.0 | SERVICE ENTRANCE LINES | X | | | |
| 6.1 | METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS | X | | | |
| 6.2 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE | X | | | |
| 6.3 | SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number) | X | | | X |
| 6.4 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | X | | | |
| 6.5 | OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS) | X | | | |
| 6.6 | LOCATION OF MAIN AND DISTRIBUTION PANELS | X | | | |
| 6.7 | SMOKE DETECTORS | X | | | |
| 6.8 | CARBON MONOXIDE DETECTORS | X | | | |

Styles & Materials

Electrical Service

Conductors:

Below ground
Copper
240 Volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel

Manufacturer:

SQUARE D

Branch wire 15

and 20 AMP:

Copper

Wiring Methods:

Romex

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6.3 There is some exposed wiring underneath the kitchen sink, most likely for a food disposer. These wires should be properly connected to a receptacle inside an approved box. A licensed electrician should make this repair.



6.3 Picture 1

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.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

IN NI NP RR

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 7.0 | CHIMNEYS, FLUES AND VENTS (for fireplaces) | X | | | |
| 7.1 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) | | | X | |
| 7.2 | GAS/LP FIRELOGS AND FIREPLACES | X | | | |

IN NI NP RR

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Styles & Materials

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
One

Number of Woodstoves:
None

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

IN NI NP RR

| | | IN | NI | NP | RR |
|------------|---|----|----|----|----|
| 8.0 | CEILINGS | X | | | |
| 8.1 | WALLS | X | | | |
| 8.2 | FLOORS | X | | | |
| 8.3 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS | X | | | X |
| 8.4 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | X | | | |
| 8.5 | DOORS (REPRESENTATIVE NUMBER) | X | | | |
| 8.6 | WINDOWS (REPRESENTATIVE NUMBER) | X | | | |

IN NI NP RR

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Styles & Materials

Ceiling

Materials:

Drywall

Wall Material:

Drywall

Floor

Covering(s):

Carpet

Hardwood T&G

Tile

Interior Doors:

Hollow core

Raised panel

Wood

Window Types:

Thermal/Insulated

Double-hung

Tilt feature

Window

Manufacturer:

PEACHTREE

Cabinetry:

Wood

Countertop:

Granite

8.3 There is some missing trim work on the stairway. Recommend a qualified trim carpenter finish this work.



8.3 Picture 1



8.3 Picture 2

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.

9. Insulation and Ventilation

The inspector shall inspect:

The insulation in unfinished spaces. The ventilation of attic spaces. Mechanical ventilation systems. And report on the general absence or lack of insulation.

The inspector is not required to:

Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion. To move, touch, or disturb insulation. To move, touch or disturb vapor retarders.

Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition of or the exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring. Determine adequacy of ventilation.

IN NI NP RR

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 9.0 | INSULATION IN ATTIC | X | | | |
| 9.1 | INSULATION UNDER FLOOR SYSTEM | X | | | |
| 9.2 | VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) | X | | | |
| 9.3 | VENTILATION OF ATTIC AND FOUNDATION AREAS | X | | | |
| 9.4 | VENTING SYSTEMS (Kitchens, baths and laundry) | X | | | |
| 9.5 | VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) | X | | | |

IN NI NP RR

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Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-30 or better

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

Fan/Heat/Light

Dryer Power

Source:

Gas Connection

Dryer Vent:

Metal

Floor System

Insulation:

Faced
Batts
Fiberglass
Above R-19

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. Garage

IN NI NP RR

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 10.0 | GARAGE CEILINGS | X | | | |
| 10.1 | GARAGE WALLS (INCLUDING FIREWALL SEPARATION) | X | | | |
| 10.2 | GARAGE FLOOR | X | | | |
| 10.3 | GARAGE DOOR (S) | X | | | |
| 10.4 | OCCUPANT DOOR FROM GARAGE TO INSIDE HOME | X | | | |
| 10.5 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | X | | | |

IN NI NP RR

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

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Aluminum

Auto-opener Manufacturer:

AUTOMATIC
DOORMAN

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN NI NP RR

| | | IN | NI | NP | RR |
|-------------|------------------------------------|----|----|----|----|
| 11.0 | DISHWASHER | X | | | |
| 11.1 | RANGES/OVENS/COOKTOPS | X | | | |
| 11.2 | RANGE HOOD | X | | | |
| 11.3 | TRASH COMPACTOR | | | X | |
| 11.4 | FOOD WASTE DISPOSER | | | X | |
| 11.5 | MICROWAVE COOKING EQUIPMENT | X | | | |
| 11.6 | REFRIGERATOR | X | | | |

IN NI NP RR

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

Styles & Materials

Dishwasher

Brand:

GENERAL ELECTRIC

Exhaust/Range hood:

GENERAL ELECTRIC

Range/Oven:

GENERAL ELECTRIC

Built in

Microwave:

GENERAL ELECTRIC

Refrigerator:

GENERAL ELECTRIC

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Reliable Inspections of Tennessee, Inc.

General Summary



Reliable Inspections of Tennessee, Inc.

**307 Mallard Lane
Maryville, TN 37803
865-755-3712**

Customer

John Q. Public

Address

777 Reliable Lane
Maryville TN 37801

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Heating and Cooling

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

Inspected, Repair or Replace

- 🏠 Ductwork disconnected in the crawlspace. Recommend HVAC contractor make the necessary repairs to prevent wasted energy.



4.3 Picture 1



4.3 Picture 2

6. Electrical

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Inspected, Repair or Replace

- 🏠 There is some exposed wiring underneath the kitchen sink, most likely for a food disposer. These wires should be properly connected to a receptacle inside an approved box. A licensed electrician should make this repair.




6.3 Picture 1

8. Doors, Windows and Interior

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

-  There is some missing trim work on the stairway. Recommend a qualified trim carpenter finish this work.



8.3 Picture 1



8.3 Picture 2

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.



INVOICE

Reliable Inspections of Tennessee, Inc.
307 Mallard Lane
Maryville, TN 37803
865-755-3712
Inspected By: Eric V. Russell TN License
#639

Inspection Date: 7/12/2011
Report ID: SAMPLE1

| Customer Info: | Inspection Property: |
|---|---|
| John Q. Public Customer's Real Estate Professional: | 777 Reliable Lane Maryville TN 37801 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|----------------------------|--------------|---------------|-----------------------------|
| Heated Sq Ft 2,000 - 2,500 | 350.00 | 1 | 350.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$350.00 |

Payment Method:

Payment Status:

Note:

Inspection Agreement

The address of the property is: 777 Reliable Lane Maryville TN 37801

The Clients name is: John Q. Public

Fee for the home inspection is 350.00.

Date of the Home Inspection is 7/12/2011

THIS AGREEMENT made on by and between Eric V. Russell TN License #639 (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible systems and components only of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
2. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included with this report. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.
3. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.
4. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
5. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
6. This Agreement, including the terms and conditions on the following page, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Tennessee, and if the state laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

7. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.
8. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.
9. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
10. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.
11. This inspection does not determine whether the property is insurable.

DEFINITIONS

1. **MAJOR CONCERNS** - *A system or component considered significantly deficient or is unsafe.*
SAFETY HAZARD - *Denotes a condition that is unsafe and in need of prompt attention.*
2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.
3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

ADDENDUM TO INSPECTION AGREEMENT

Any dispute, controversy, interpretations or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be the final and binding judgment on the Award may be entered in any Court of competent jurisdiction.

Client agrees to release reports to seller/buyer/Realtor: