

Inspection Report

Tom Smith

Property Address:
307 Hidden Drive
Winchester TN 37398



Belmar Home Inspections

Jeff Perry
300 Belmar Circle
Manchester, TN 37355
(931) 434-1162

Table of Contents

Cover Page 1

Table of Contents 2

Intro Page 3

1 Roofing 4

2 Exterior 7

3 Interiors 12

4 Structural Components 16

5 Plumbing System 25

6 Electrical System 30

7 Heating / Central Air Conditioning 35

8 Insulation and Ventilation 38

9 Built-In Kitchen Appliances..... 40

10 Additional Information 41

General Summary 42

Invoice..... 71

Date: 9/8/2019	Time:	Report ID:
Property: 307 Hidden Drive Winchester TN 37398	Customer: Tom Smith	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.

For Your Information (FYI) = Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

This home inspection may include a free Guarantee that if we miss anything that InterNACHI and NOT Belmar Home Inspections will buy back your home at full purchase price . InterNACHI will honor this Guarantee for 90 days after closing. This guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected per InterNACHI's. The Home must be listed with a licensed real estate agent to qualify for the we'll buy back your home guarantee program.

InterNachi's Residential Standards of Practice

In Attendance:

Vacant (inspector only)

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Light Rain, Heavy Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

1. Roofing

Items

1.0 Roof Coverings

Repair or Replace

The plywood roof decking had some deterioration in areas at the back porch. The deterioration could potentially be the result of an active or past leak. Repair or replace as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Visible Flashings (most flashings are concealed and not visible for inspection)

Repair or Replace

(1) It appeared that caulking/sealant was used for flashing around the base of the plumbing vent at the roof. Caulking/sealant can crack/separate potentially leaving an open gap for water intrusion. We recommend that a proper boot flashing be installed to help prevent water intrusion.



1.1 Item 1(Picture)

(2) It appeared that the wrong type of boot/flashing was used around the base of the electric mast at the roof. Replace as needed.



1.1 Item 2(Picture)



1.1 Item 3(Picture)

(3) It appeared that transition flashing was not installed where the roof pitch changes at the back of the home. Transition flashing helps prevent water intrusion. We recommend that a qualified roofing contractor evaluate and make any needed repairs or replacements.



1.1 Item 4(Picture)



1.1 Item 5(Picture)

1.2 Roof Drainage Systems

Repair or Replace

It appeared that gutters and downspouts were not present on the home. We recommend to install gutters and downspouts to help divert water away from the foundation.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 Additional Roofing Information

For Your Information

The metal roof covering appeared to have been installed over the old asphalt shingles.

Styles & Materials

Roof Covering:
Metal

Viewed Roof From:
Ladder
Ground

2. Exterior



Items

2.0 Wall Cladding, Visible Flashing and Trim

Repair or Replace

The exterior brick wall cladding revealed cracks indicating movement at the gable end on the right side of the home. We recommend that a qualified contractor evaluate and make any needed repairs or replacements. We noted these cracks in the foundation section of the report also.



2.0 Item 1(Picture)

2.1 Doors(Exterior)

Repair or Replace

(1) The pneumatic door closer on the storm door appeared to be detached at the carport. Also, this door would not latch and the handle appeared to be damaged. Repair or replace as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) The crawl space door would not latch/stay in place. Repair or replace as needed.



2.1 Item 3(Picture)

2.2 Windows

Repair or Replace

(1) It appeared that one screen was not secured well on one window at the front of the home. Also, it appeared that two or more of the window screens were missing. Repair or replace as needed.



2.2 Item 1(Picture)

(2) The exterior window glazing compound appeared to be deteriorated/loose/missing on some windows. Repair or replace as needed.



2.2 Item 2(Picture)



2.2 Item 3(Picture)

(3) One storm window pane appeared to be missing at the gable end on the right side of the home. Replace as needed.



2.2 Item 4(Picture)

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

Inspected

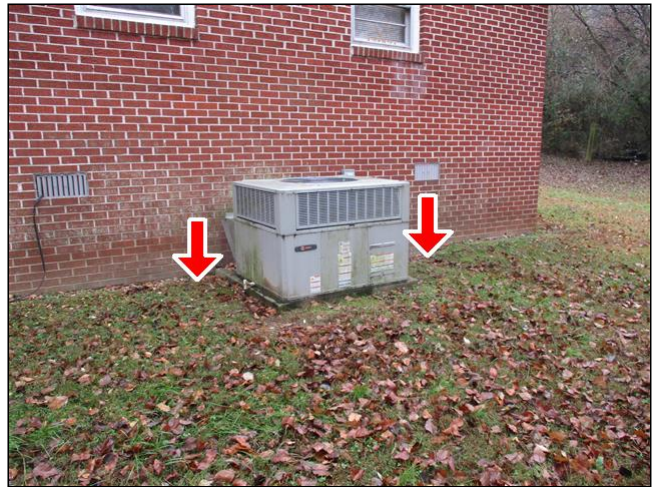
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

The yard appeared to be low in areas near the home. It is recommended that the yard have a positive slope away from the home in all areas if possible to help divert water away from the foundation. Repair as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

We noted what appeared to be deterioration/water damage along the eaves in a few areas around the home. Repair or replace as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

Styles & Materials

Siding Material:

- Wood
- Vinyl
- Brick

3. Interiors

Items

3.0 Ceilings

Repair or Replace

The ceiling revealed a stain at the kitchen and bathroom. The stains could potentially be the result of an active or past leak. We recommend further evaluation by a qualified contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 Walls

Repair or Replace

The wall tiles appeared to be damaged/missing in one general area inside the shower. Repair or replace as needed.



3.1 Item 1(Picture)

3.2 Floors

Inspected

3.3 Counters and Cabinets (representative number)

Repair or Replace

The laminate end caps for the countertops appeared to be detached at the kitchen. Repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Doors (representative number)

Inspected

3.5 Windows (representative number). It can be hard to determine if a dirty or wet window has a bad seal. Dirty windows need to be cleaned, then re-inspected

Repair or Replace

(1) We were unable to get the window to open at the kitchen and one at the living room. Repair or replace as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

(2) The latch appeared to be missing/damaged on one window at the back corner bedroom. Repair or replace as needed.



3.5 Item 3(Picture)

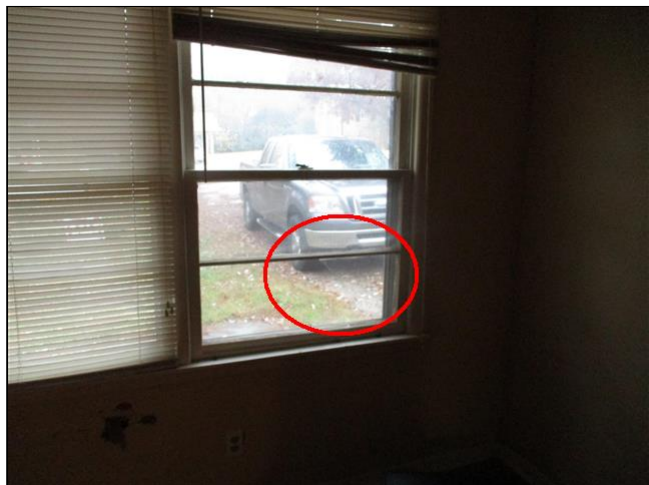
(3) The glass pane appeared to be damaged on one window at the back corner bedroom, the window at the front middle bedroom and one window at the living room. Repair or replace as needed.



3.5 Item 4(Picture)



3.5 Item 5(Picture)



3.5 Item 6(Picture)

3.6 Additional Interior Information

For Your Information

The floor covering appeared as though it may have had some moisture exposure in the past near the refrigerator at the kitchen.



3.6 Item 1(Picture)

4. Structural Components

Items

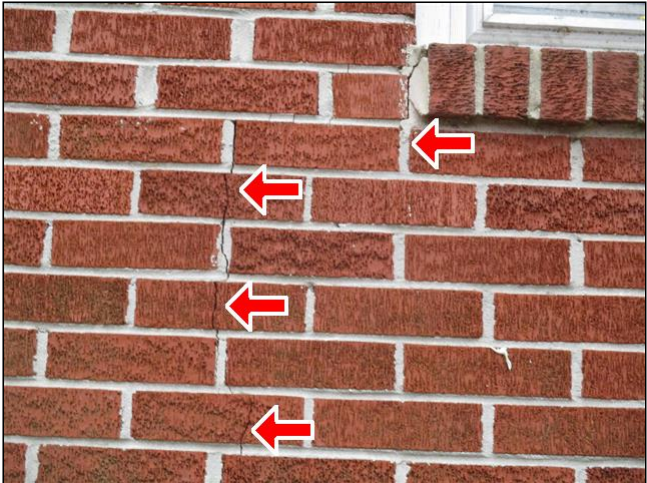
4.0 Foundations, Slabs, Basement and CrawlSpace

Repair or Replace

(1) The exterior brick wall cladding revealed cracks indicating movement near one window at the gable on the right side of the home. Also, the masonry block foundation wall revealed cracks along the mortar joints indicating movement on this same end of the home at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)

(2) We noted what appeared to be potential fungal growth present on the floor assembly in various areas at the crawl space. We recommend further evaluation by a qualified mold remediation contractor.



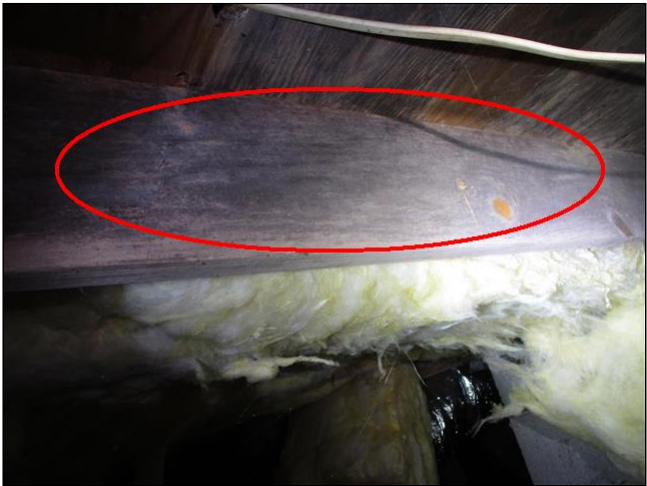
4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)



4.0 Item 11(Picture)

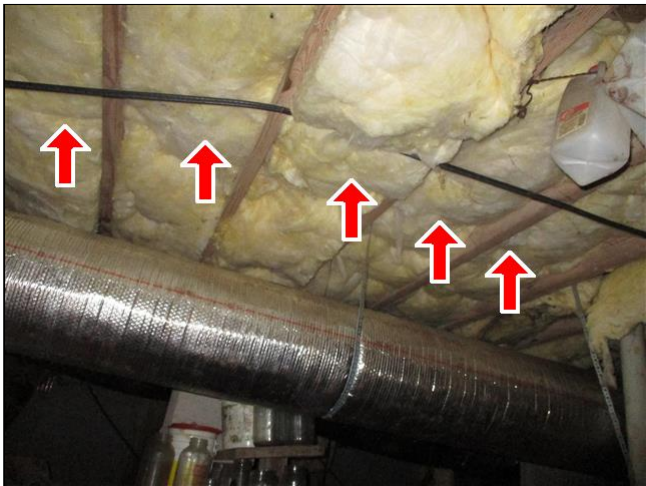
(3) Insulation was present between the floor joists at the crawl space. When the outside temperature is hot/humid and the HVAC system is operating in cooling mode(the duct work sweats in most crawl spaces), the moisture content tends to be higher at the crawl space. When the moisture content is higher at the crawl space, condensation tends to accumulate on the insulation between the floor joists, which then exposes the floor assembly to moisture. We recommend to remove the insulation from the crawl space to help prevent moisture exposure to the floor assembly. Most of the floor assembly and some of the plumbing were not visible for inspection at the crawl space due to the insulation blocking the view.



4.0 Item 12(Picture)



4.0 Item 13(Picture)



4.0 Item 14(Picture)

4.1 Walls (Structural) Studs & Wall Sheathing not visible

Repair or Replace

The wall assembly appeared to have termite damage below the window at the living room. Also, the floor assembly below this window appeared to have some termite damage at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.2 Columns or Piers

Inspected

4.3 Floors (Structural)

Repair or Replace

(1) The floor assembly appeared to have a dip at the bathroom. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 1(Picture)

(2) The floor assembly appeared to have a dip/hump along the middle of the home. The dip/hump appeared to be near the girder beam. The floor joists could potentially have dropped down slightly away from the girder beam at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 2(Picture)

(3) The floor assembly appeared to have a dip next to one wall at the living room. This wall could potentially need better support from below. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 3(Picture)

(4) The outer band joist and girder beam appeared to have some termite damage in one general area near the carport at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 4(Picture)



4.3 Item 5(Picture)



4.3 Item 6(Picture)

(5) One floor joist was spliced together and appeared to need bracing near the bathroom at the crawl space. Repair as needed.



4.3 Item 7(Picture)

(6) The sub-flooring appeared to have some deterioration in two areas near the bathroom at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 8(Picture)



4.3 Item 9(Picture)

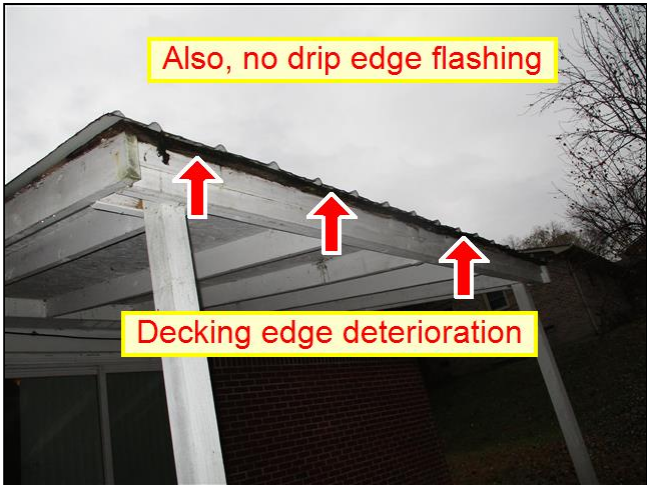
4.4 Ceilings (Structural)

Inspected

4.5 Roof Structure & Attic

Repair or Replace

The plywood roof decking appeared to have some deterioration in areas overhead at the back porch.
Repair or replace as needed.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

4.6 Additional Information

Repair or Replace

We recommend to remove any unneeded items/debris from the crawl space.



4.6 Item 1(Picture)

Styles & Materials		
Foundation: Masonry block	Method used to observe Crawlspace: Crawled areas that we considered accessible/safe	Floor Structure: 2 X 8 Wood joists
Wall Structure: Wood	Columns or Piers: Masonry block	Ceiling Structure: 2X6
Roof Structure: Stick-built 2 X 6 Rafters Plywood Sheathing	Attic info: Pull-down stairs	Method used to observe attic: Walked/crawled areas that we considered accessible/safe

5. Plumbing System

Items

5.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) It appeared that an s-trap was used on the drain line plumbing below the sink at the kitchen and bathroom. With an s-trap drain, the trap could potentially be siphoned dry with each use, which could allow sewer gases to enter the home. S-traps are common in older homes, but P-traps are used in most modern homes. If an s-trap gets siphoned dry, the trap can easily be filled by running more water down the drain. We recommend that a qualified plumbing contractor evaluate and make any needed repairs or replacements. S-traps are not considered a large concern.



5.0 Item 1(Picture)

(2) It appeared that the toilet may have a bad seal. Water was dripping below the toilet at the crawl space. Repair or replace as needed.



5.0 Item 2(Picture)

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) With the water turned off, water was dripping from the exterior water spigot at the back of the home. Repair or replace as needed.



5.1 Item 1(Picture)

(2) With the water turned off, water was dripping from one washing machine hook-up valve at the laundry room. Repair or replace as needed.



5.1 Item 2(Picture)

(3) The kitchen sink faucet appeared to leak when turning the faucet from side to side. Repair or replace as needed.



5.1 Item 3(Picture)

(4) It appeared that the flush handle on the toilet was not secured well. Also, the toilet was running. Repair or replace as needed.



5.1 Item 4(Picture)

(5) The toilet bowl appeared to be cracked. Replace as needed.



5.1 Item 5(Picture)



5.1 Item 6(Picture)

(6) One water valve was turned off for some reason below the vanity sink at the bathroom. We recommend further evaluation.



5.1 Item 7(Picture)

(7) The shower diverter appeared to not function properly at the bathroom. Some water was still flowing from the spout with the diverter engaged. Repair or replace as needed.



5.1 Item 8(Picture)

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

Inspected

5.3 Main Water Shut-off Device (Describe location)

For Your Information

The water meter appeared to be located near the street.

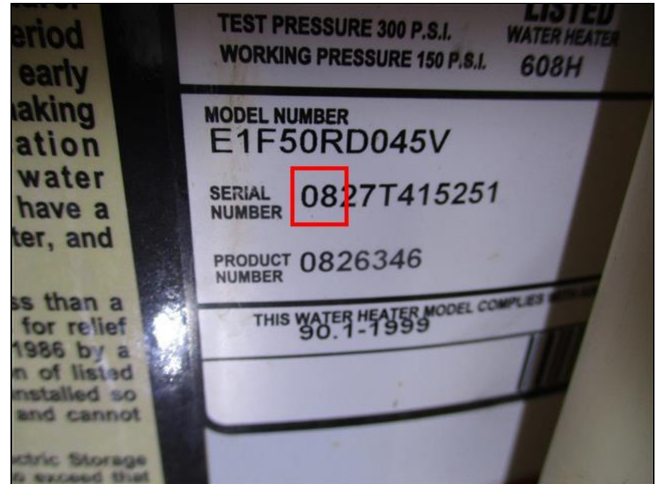
5.4 Water Heater Age

For Your Information

The water heater appeared to be a 2008 model. The average life expectancy for a water heater is roughly 8-12 years. Our interpretation of the manufacture date could potentially be wrong.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

Styles & Materials		
Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper CPVC
Plumbing Waste: PVC	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon
Water Heater Manufacturer: Whirlpool	Water Heater Location: Washer Dryer Room	

6. Electrical System

Items

6.0 Service Entrance Conductors

Inspected

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

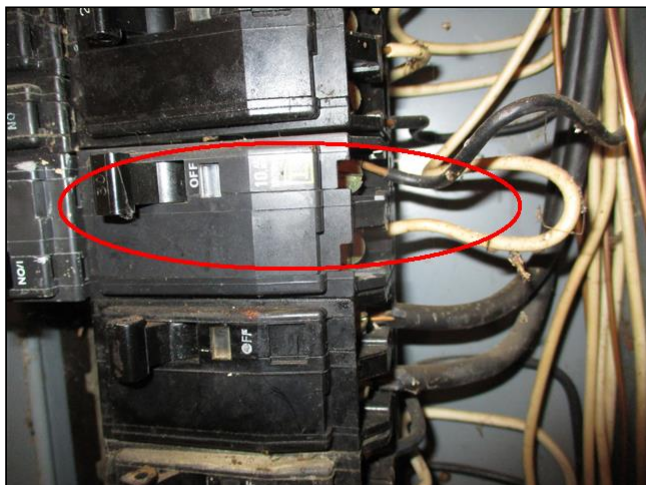
For Your Information

We were unable to determine with certainty if the electric service panel was properly bonded. We did not notice a green/blue screw or a bonding strap present.

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

Repair or Replace

The branch circuit wiring may not be compatible with one circuit breaker inside the electric service panel. It appeared that a 30amp circuit breaker was used with 12gauge wiring on one circuit. The circuit breaker may be oversized for the gauge of wiring. We recommend further evaluation by a qualified electrical contractor.



6.2 Item 1(Picture)

6.3 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

(1) One bulb appeared to be out or the light fixture may not function properly at the bathroom. We recommend to replace the bulb, then re-inspect the light fixture.



6.3 Item 1(Picture)

(2) A few of the outlet covers were missing in the home. Replace for safety enhancement.



6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)

(3) It appeared that one receptacle was not secured well at the front corner bedroom. Repair or replace as needed.



6.3 Item 5(Picture)

6.4 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

One receptacle showed open ground at the front corner bedroom. Repair as needed.



6.4 Item 1(Picture)

6.5 Operation of GFCI (Ground Fault Circuit Interrupters) We may not test some GFCI receptacles if the receptacles are blocked and cannot be reset

Repair or Replace

The receptacles appeared to have no GFCI protection at the laundry room, kitchen countertops and bathroom. We recommend that these receptacles have GFCI protection for safety enhancement. It is generally recommended that readily accessible receptacles within 6ft of wet areas have GFCI protection except for when dedicated non-GFCI protected circuits are needed. A GFCI outlet is an electrical outlet which is designed to protect people from deadly electric shock.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 Location of Main and Distribution Panels

For Your Information

Laundry room.

6.7 Smoke Alarms

For Your Information

During our inspection, we do not operate smoke alarms. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. Industry experts recommend that a smoke alarm be present inside all sleeping rooms, outside all sleeping areas, on every level of the home, and in the garage(if present). If there are no fire extinguishers present in the house, it is recommended that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

6.8 Additional Information

Repair or Replace

We recommend to label all circuit breakers.



6.8 Item 1(Picture)

Styles & Materials

Electrical Service Conductors:
Overhead service

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Unknown

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non Metallic

7. Heating / Central Air Conditioning

Items

7.0 Heating Equipment

Inspected

Hot air discharging from the registers.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 Normal Operating Controls

Inspected

7.2 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 exterior HVAC hood appeared to be bent. Repair or replace as needed.



7.2 Item 1(Picture)

(2) The air filter appeared to be missing. Replace.



7.2 Item 2(Picture)

7.3 Cooling and Air Handler Equipment

Inspected

Cold air discharging from the registers. We operated the HVAC system in cooling mode for a short amount of time to determine the presence of cold air. We cannot accurately determine if the HVAC system is cooling properly when the outside temperature is cool/cold.



7.3 Item 1(Picture)

7.4 Normal Operating Controls

Inspected

7.5 Presence of Installed Cooling/Heating Source in Each Room

Not Present

It appeared that a heating/cooling source was not present at the laundry room.

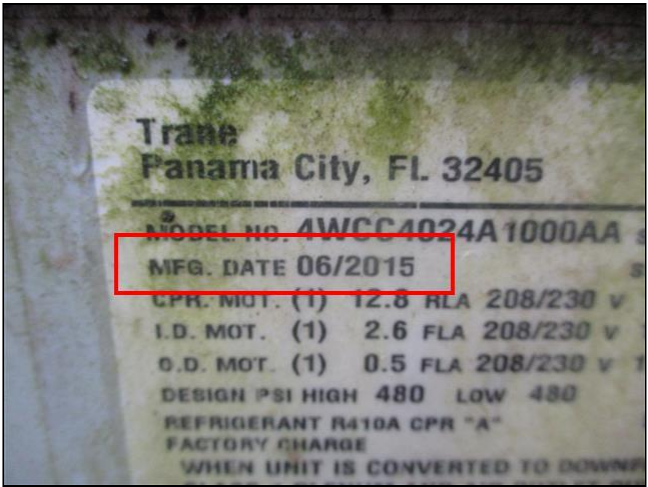
7.6 HVAC Unit Age

For Your Information

The HVAC unit appeared to be a 2015 model. The average life expectancy for an HVAC unit is roughly 12-15 years.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Heat System Brand: TRANE
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electric	Central Air Manufacturer: TRANE

8. Insulation and Ventilation

Items

8.0 Insulation in Attic

Repair or Replace

The insulation appeared to be low in most areas at the attic floor. We recommend that a qualified insulation contractor evaluate and add insulation as needed to help prevent energy loss.



8.0 Item 1(Picture)

8.1 Vapor Retarders (in Crawl space or basement)

Repair or Replace

The plastic vapor retarder appeared to be missing in one area on the crawl space floor. The plastic vapor retarder resists diffusion of moisture from the dirt floor of the crawlspace. We recommend that all of the bare dirt floor be covered, we recommend to use 6mil or thicker black plastic, and we recommend that all seams overlap at least 6".



8.1 Item 1(Picture)

8.2 Ventilation of Attic and Foundation Areas

Repair or Replace

It appeared that the attic needs more ventilation. Roof vents and/or a power ventilation fan could be installed for more ventilation. Repair as needed. The attic appeared to have soffit and gable ventilation.



8.2 Item 1(Picture)

8.3 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

It appeared that an exhaust fan was not present at the bathroom. The purpose of a bathroom exhaust fan is to vent humid air to the outdoors. We recommend to install an exhaust fan.

Styles & Materials		
Attic Insulation: Fiberglass Cellulose	Ventilation: Gable vent(s) Soffit vents	Dryer Power Source: 220 Electric
Floor System Insulation: Fiberglass		

9. Built-In Kitchen Appliances

Items

9.0 Ranges/Ovens/Cooktops

For Your Information

We tested the stove in bake and broil mode. We did not test the stove top eyes. There was too much debris present around the eyes and they were smoking heavily as soon as we turned them on.



9.0 Item 1(Picture)

9.1 Range Hood (s)

Inspected

9.2 Refrigerator(We do not inspect the ice maker)

Repair or Replace

We noted what appeared to be fungal growth present inside the refrigerator and freezer. We recommend that a qualified individual evaluate and treat/remove as needed. Also, the refrigerator was turned off upon our arrival. The freezer and refrigerator were cooling down before we left the inspection.



9.2 Item 1(Picture)

10. Additional Information

Items

10.0 Additional Information

Not Inspected

We did not inspect any detached structures on the property. We inspected the house only.

General Summary

Belmar Home Inspections

300 Belmar Circle
Manchester, TN 37355
(931) 434-1162

Customer
Tom Smith

Address
307 Hidden Drive
Winchester TN 37398

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.

1. Roofing

1.0 Roof Coverings

Repair or Replace

The plywood roof decking had some deterioration in areas at the back porch. The deterioration could potentially be the result of an active or past leak. Repair or replace as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Visible Flashings (most flashings are concealed and not visible for inspection)

Repair or Replace

(1) It appeared that caulking/sealant was used for flashing around the base of the plumbing vent at the roof. Caulking/sealant can crack/separate potentially leaving an open gap for water intrusion. We recommend that a proper boot flashing be installed to help prevent water intrusion.



1.1 Item 1(Picture)

(2) It appeared that the wrong type of boot/flashings was used around the base of the electric mast at the roof. Replace as needed.



1.1 Item 2(Picture)



1.1 Item 3(Picture)

(3) It appeared that transition flashing was not installed where the roof pitch changes at the back of the home. Transition flashing helps prevent water intrusion. We recommend that a qualified roofing contractor evaluate and make any needed repairs or replacements.



1.1 Item 4(Picture)



1.1 Item 5(Picture)

1.2 Roof Drainage Systems

Repair or Replace

It appeared that gutters and downspouts were not present on the home. We recommend to install gutters and downspouts to help divert water away from the foundation.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

2. Exterior

2.0 Wall Cladding, Visible Flashing and Trim

Repair or Replace

The exterior brick wall cladding revealed cracks indicating movement at the gable end on the right side of the home. We recommend that a qualified contractor evaluate and make any needed repairs or replacements. We noted these cracks in the foundation section of the report also.



2.0 Item 1(Picture)

2.1 Doors(Exterior)

Repair or Replace

(1) The pneumatic door closer on the storm door appeared to be detached at the carport. Also, this door would not latch and the handle appeared to be damaged. Repair or replace as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) The crawl space door would not latch/stay in place. Repair or replace as needed.



2.1 Item 3(Picture)

2.2 Windows

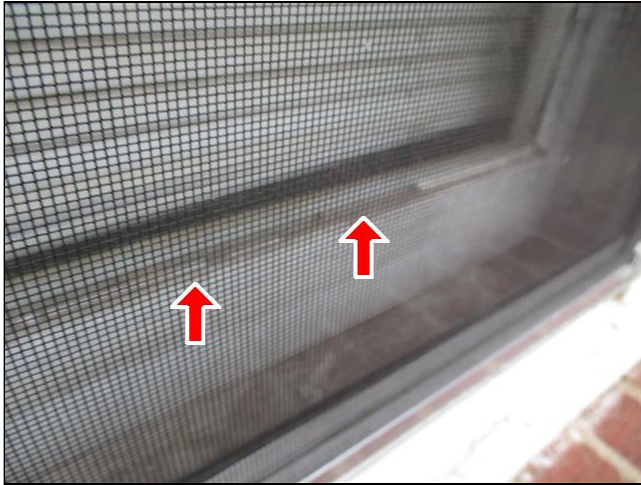
Repair or Replace

(1) It appeared that one screen was not secured well on one window at the front of the home. Also, it appeared that two or more of the window screens were missing. Repair or replace as needed.



2.2 Item 1(Picture)

(2) The exterior window glazing compound appeared to be deteriorated/loose/missing on some windows. Repair or replace as needed.



2.2 Item 2(Picture)



2.2 Item 3(Picture)

(3) One storm window pane appeared to be missing at the gable end on the right side of the home. Replace as needed.



2.2 Item 4(Picture)

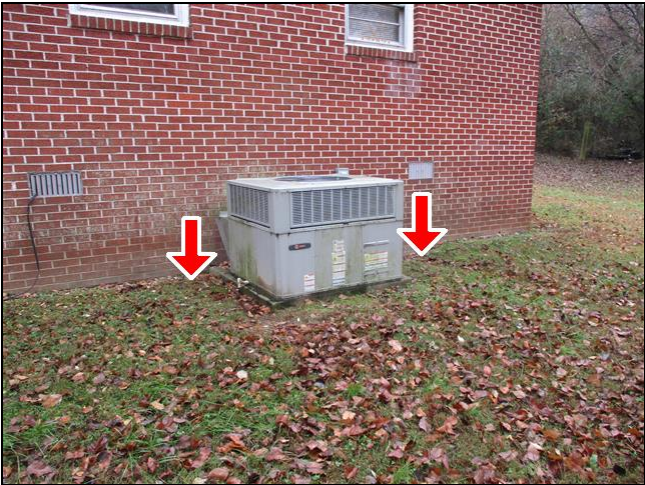
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

The yard appeared to be low in areas near the home. It is recommended that the yard have a positive slope away from the home in all areas if possible to help divert water away from the foundation. Repair as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

We noted what appeared to be deterioration/water damage along the eaves in a few areas around the home. Repair or replace as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

3. Interiors

3.0 Ceilings

Repair or Replace

The ceiling revealed a stain at the kitchen and bathroom. The stains could potentially be the result of an active or past leak. We recommend further evaluation by a qualified contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 Walls

Repair or Replace

The wall tiles appeared to be damaged/missing in one general area inside the shower. Repair or replace as needed.



3.1 Item 1(Picture)

3.3 Counters and Cabinets (representative number)

Repair or Replace

The laminate end caps for the countertops appeared to be detached at the kitchen. Repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.5 Windows (representative number). It can be hard to determine if a dirty or wet window has a bad seal. Dirty windows need to be cleaned, then re-inspected

Repair or Replace

(1) We were unable to get the window to open at the kitchen and one at the living room. Repair or replace as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

(2) The latch appeared to be missing/damaged on one window at the back corner bedroom. Repair or replace as needed.



3.5 Item 3(Picture)

(3) The glass pane appeared to be damaged on one window at the back corner bedroom, the window at the front middle bedroom and one window at the living room. Repair or replace as needed.



3.5 Item 4(Picture)



3.5 Item 5(Picture)



3.5 Item 6(Picture)

4. Structural Components

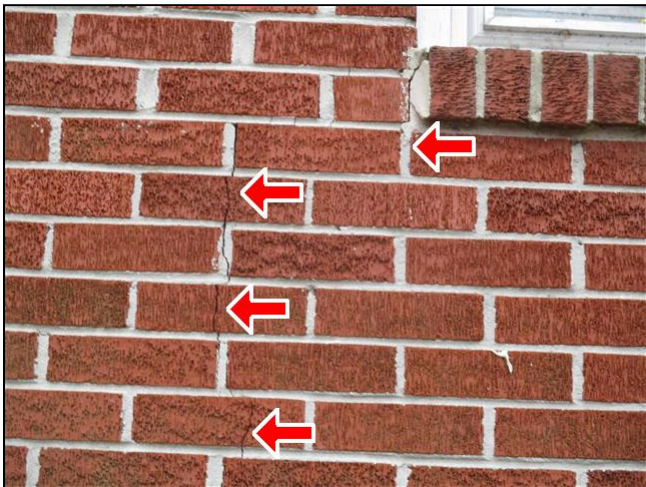
4.0 Foundations, Slabs, Basement and Crawl Space

Repair or Replace

(1) The exterior brick wall cladding revealed cracks indicating movement near one window at the gable on the right side of the home. Also, the masonry block foundation wall revealed cracks along the mortar joints indicating movement on this same end of the home at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)

(2) We noted what appeared to be potential fungal growth present on the floor assembly in various areas at the crawl space. We recommend further evaluation by a qualified mold remediation contractor.



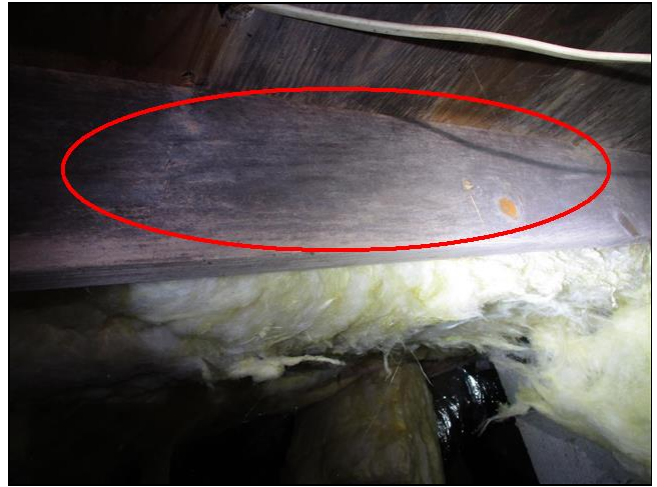
4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)



4.0 Item 11(Picture)

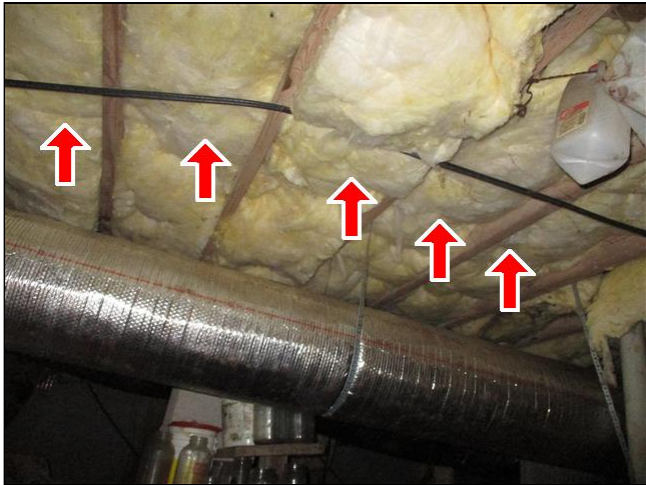
(3) Insulation was present between the floor joists at the crawl space. When the outside temperature is hot/humid and the HVAC system is operating in cooling mode(the duct work sweats in most crawl spaces), the moisture content tends to be higher at the crawl space. When the moisture content is higher at the crawl space, condensation tends to accumulate on the insulation between the floor joists, which then exposes the floor assembly to moisture. We recommend to remove the insulation from the crawl space to help prevent moisture exposure to the floor assembly. Most of the floor assembly and some of the plumbing were not visible for inspection at the crawl space due to the insulation blocking the view.



4.0 Item 12(Picture)



4.0 Item 13(Picture)



4.0 Item 14(Picture)

4.1 Walls (Structural) Studs & Wall Sheathing not visible

Repair or Replace

The wall assembly appeared to have termite damage below the window at the living room. Also, the floor assembly below this window appeared to have some termite damage at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.3 Floors (Structural)

Repair or Replace

(1) The floor assembly appeared to have a dip at the bathroom. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 1(Picture)

(2) The floor assembly appeared to have a dip/hump along the middle of the home. The dip/hump appeared to be near the girder beam. The floor joists could potentially have dropped down slightly away from the girder beam at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 2(Picture)

(3) The floor assembly appeared to have a dip next to one wall at the living room. This wall could potentially need better support from below. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 3(Picture)

(4) The outer band joist and girder beam appeared to have some termite damage in one general area near the carport at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



4.3 Item 4(Picture)



4.3 Item 5(Picture)



4.3 Item 6(Picture)

(5) One floor joist was spliced together and appeared to need bracing near the bathroom at the crawl space. Repair as needed.



4.3 Item 7(Picture)

(6) The sub-flooring appeared to have some deterioration in two areas near the bathroom at the crawl space. We recommend that a qualified contractor evaluate and make any needed repairs or replacements.



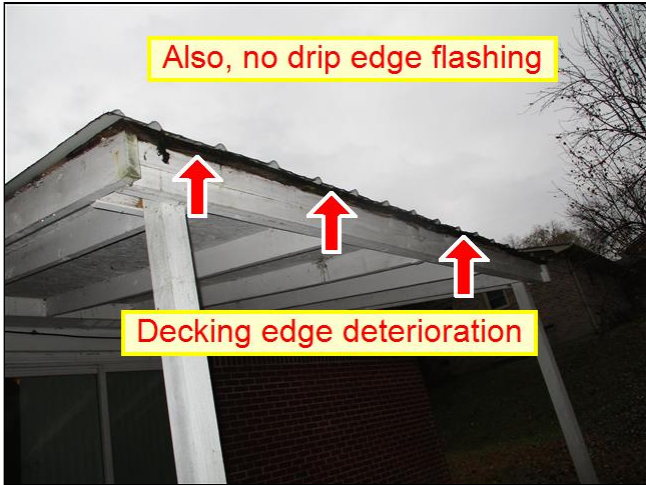
4.3 Item 8(Picture)



4.3 Item 9(Picture)

4.5 Roof Structure & Attic
Repair or Replace

The plywood roof decking appeared to have some deterioration in areas overhead at the back porch. Repair or replace as needed.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

4.6 Additional Information

Repair or Replace

We recommend to remove any unneeded items/debris from the crawl space.



4.6 Item 1(Picture)

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) It appeared that an s-trap was used on the drain line plumbing below the sink at the kitchen and bathroom. With an s-trap drain, the trap could potentially be siphoned dry with each use, which could allow sewer gases to enter the home. S-traps are common in older homes, but P-traps are used in most modern homes. If an s-trap gets siphoned dry, the trap can easily be filled by running more water down the drain. We recommend that a qualified plumbing contractor evaluate and make any needed repairs or replacements. S-traps are not considered a large concern.



5.0 Item 1(Picture)

(2) It appeared that the toilet may have a bad seal. Water was dripping below the toilet at the crawl space. Repair or replace as needed.



5.0 Item 2(Picture)

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) With the water turned off, water was dripping from the exterior water spigot at the back of the home. Repair or replace as needed.



5.1 Item 1(Picture)

(2) With the water turned off, water was dripping from one washing machine hook-up valve at the laundry room. Repair or replace as needed.



5.1 Item 2(Picture)

(3) The kitchen sink faucet appeared to leak when turning the faucet from side to side. Repair or replace as needed.



5.1 Item 3(Picture)

(4) It appeared that the flush handle on the toilet was not secured well. Also, the toilet was running. Repair or replace as needed.



5.1 Item 4(Picture)

(5) The toilet bowl appeared to be cracked. Replace as needed.



5.1 Item 5(Picture)



5.1 Item 6(Picture)

(6) One water valve was turned off for some reason below the vanity sink at the bathroom. We recommend further evaluation.



5.1 Item 7(Picture)

(7) The shower diverter appeared to not function properly at the bathroom. Some water was still flowing from the spout with the diverter engaged. Repair or replace as needed.



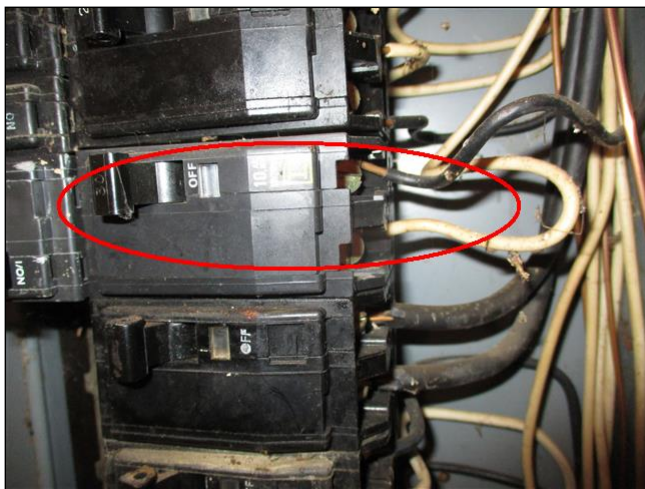
5.1 Item 8(Picture)

6. Electrical System

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

Repair or Replace

The branch circuit wiring may not be compatible with one circuit breaker inside the electric service panel. It appeared that a 30amp circuit breaker was used with 12gauge wiring on one circuit. The circuit breaker may be oversized for the gauge of wiring. We recommend further evaluation by a qualified electrical contractor.



6.2 Item 1(Picture)

6.3 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

(1) One bulb appeared to be out or the light fixture may not function properly at the bathroom. We recommend to replace the bulb, then re-inspect the light fixture.



6.3 Item 1(Picture)

(2) A few of the outlet covers were missing in the home. Replace for safety enhancement.



6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)

(3) It appeared that one receptacle was not secured well at the front corner bedroom. Repair or replace as needed.



6.3 Item 5(Picture)

6.4 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

One receptacle showed open ground at the front corner bedroom. Repair as needed.



6.4 Item 1(Picture)

6.5 Operation of GFCI (Ground Fault Circuit Interrupters) We may not test some GFCI receptacles if the receptacles are blocked and cannot be reset

Repair or Replace

The receptacles appeared to have no GFCI protection at the laundry room, kitchen countertops and bathroom. We recommend that these receptacles have GFCI protection for safety enhancement. It is generally recommended that readily accessible receptacles within 6ft of wet areas have GFCI protection except for when dedicated non-GFCI protected circuits are needed. A GFCI outlet is an electrical outlet which is designed to protect people from deadly electric shock.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.8 Additional Information

Repair or Replace

We recommend to label all circuit breakers.



6.8 Item 1(Picture)

7. Heating / Central Air Conditioning

7.2 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 exterior HVAC hood appeared to be bent. Repair or replace as needed.



7.2 Item 1(Picture)

(2) The air filter appeared to be missing. Replace.



7.2 Item 2(Picture)

8. Insulation and Ventilation

8.0 Insulation in Attic

Repair or Replace

The insulation appeared to be low in most areas at the attic floor. We recommend that a qualified insulation contractor evaluate and add insulation as needed to help prevent energy loss.



8.0 Item 1(Picture)

8.1 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

The plastic vapor retarder appeared to be missing in one area on the crawl space floor. The plastic vapor retarder resists diffusion of moisture from the dirt floor of the crawlspace. We recommend that all of the bare dirt floor be covered, we recommend to use 6mil or thicker black plastic, and we recommend that all seams overlap at least 6".



8.1 Item 1(Picture)

8.2 Ventilation of Attic and Foundation Areas

Repair or Replace

It appeared that the attic needs more ventilation. Roof vents and/or a power ventilation fan could be installed for more ventilation. Repair as needed. The attic appeared to have soffit and gable ventilation.



8.2 Item 1(Picture)

8.3 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

It appeared that an exhaust fan was not present at the bathroom. The purpose of a bathroom exhaust fan is to vent humid air to the outdoors. We recommend to install an exhaust fan.

9. Built-In Kitchen Appliances

9.2 Refrigerator(We do not inspect the ice maker)

Repair or Replace

We noted what appeared to be fungal growth present inside the refrigerator and freezer. We recommend that a qualified individual evaluate and treat/remove as needed. Also, the refrigerator was turned off upon our arrival. The freezer and refrigerator were cooling down before we left the inspection.



9.2 Item 1(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Perry

INVOICE

Belmar Home Inspections
300 Belmar Circle
Manchester, TN 37355
(931) 434-1162
Inspected By: Jeff Perry

Inspection Date: 9/8/2019
Report ID:

Customer Info:	Inspection Property:
Tom Smith	307 Hidden Drive Winchester TN 37398
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Inspection Fee	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method:
Payment Status: Paid
Note: