

123 Apple Ln.

Example, TN, 12345

July 11th, 2018

Inspected by Desmond Thornton
Prepared for John Doe

Buyer's Agent



John Doe Elite Realty

Seller's Agent



Jane Doe
Elite Realty

≡ SITE DETAILS

APPROXIMATE SQUARE FOOTAGE

☑ 1200

NUMBER OF BATHROOMS

☑ 2

PRICE OF THE INSPECTION

⊆ \$365

APPROXIMATE YEAR BUILT

☑ 1960

NUMBER OF BEDROOMS

☑ 3

WEATHER

☑ Dry

123 Apple Ln. Page 2 of 52

© GENERAL INFORMATION

Definition of Conditions

- AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.
- **HS** = Highly Suggested: The item was not present/missing during the inspection and it is highly suggested to add or update to today's standards.
- **C/R** = Correction Needed/Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.
- **S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.
- NI = Not Inspected: The item was not inspected during the inspection.
- **M** = Maintenance issue for the owners of the home could be to correct or maintain.

123 Apple Ln. Page 3 of 52

③ SCOPE OF WORK

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See InterNACHI Standards of Practice for a detailed description of the scope of inspection. (www.nachi.org)

EXTERIOR

- Landscaping, retaining walls, gutters, downspouts, sidewalks and driveways (both the condition and as they affect foundation drainage).
- Roof, chimney, flashing, and valleys (for evidence of water penetration and a description of materials).
- Siding, fascia, soffit, walls, widows, doors, foundation, attached porches, decks, balconies, patios, and garages (both structural and condition).

INTERIOR

Plumbing System

• Water supply, drains, vents, water heaters, fixtures, and locating (but not testing) shut off valves.

Electrical System

 Service drop, service panel, ground wire, GFCI plugs, switches, receptacles, installed fixtures, and smoke detectors.

Heating/Cooling System

o Permanent systems, operating controls, filters, ducts, insulation, vapor barrier, and ventilation.

• Bathrooms/Kitchen/Other Rooms

o Doors, windows, walls, floors (as to general condition), cabinets, countertops, and installed fixtures.

Structure

 Ceilings, walls, floors, stairs, basements, attic, and crawl spaces (as to evidence of water damage and general condition and if readily accessible).

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

The inspection does not include any destructive testing, mold testing/Inspection or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection:

Building code or zoning ordinance violations.

123 Apple Ln. Page 4 of 52

- Thermostatic or time clock controls, or low voltage wiring systems.
- Geological stability or soils conditions.
- Water softener, water purifier, or solar heating systems.
- Structural stability or engineering analysis.
- Saunas, steam baths, or fixtures and equipment.
- Building value appraisal or cost estimates.
- Pools, spa bodies, underground piping, or sprinkler systems.
- Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters.
- Furnace heat exchanger, freestanding appliances, security alarms or personal property.
- Specific components noted as being excluded on the individual system inspection form.
- · Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Clients expense.

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Clients own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report. Inspection refund will only be honored within 45 days of the date of inspection. After the 45 days have been exhausted the client knowingly and understandably, is not at Liberty for any type of refund from the inspection company.

123 Apple Ln. Page 5 of 52

123 Apple Ln. Page 6 of 52

1 · GROUNDS

GRADING

© GRADING CONDITIONS

1.1 · GRADING CONDITIONS

Appears Serviceable



Evidence indicates that the Grading of the soil near the foundation is in serviceable condition.

1.2 · GRADING CONDITIONS

Highly Suggested



123 Apple Ln. Page 7 of 52

Signs of soil erosion or depressions were observed.

DRIVEWAYS - SIDEWALKS

① SIDEWALK CONDITIONS

☑ Brick

① DRIVEWAY CONDITIONS

1.3 · DRIVEWAY CONDITIONS

Highly Suggested



Replacement of the secondary driveway is necessary.

1.4 · DRIVEWAY CONDITIONS

Highly Suggested

123 Apple Ln. Page 8 of 52



The driveway appears to be approaching the end of its useful life. Typically, concrete lasts up to 30 years, while asphalt lasts up to 20 years. However, installers say driveways may need to be replaced sooner or last longer depending on upkeep.

1.5 · SIDEWALK CONDITIONS

Safety issues



Loose material noted on the sidewalk.

RETAINING WALL

© RETAINING WALL CONDITIONS

☑ Block

1.6 · RETAINING WALL CONDITIONS

Correction needed

123 Apple Ln. Page 9 of 52



The existing retaining wall has been overrun by water and soil erosion. Recommend replacing the existing retaining wall.

123 Apple Ln. Page 10 of 52

2 · EXTERIOR

FRONT ENTRANCE

OFRONT ENTRANCE CONDITIONS

☑ Porch

2.1 · FRONT ENTRANCE CONDITIONS

Highly Suggested



Under the porch

REAR ENTRANCE

© REAR ENTRANCE CONDITIONS

☑ Porch

2.2 · REAR ENTRANCE CONDITIONS

Appears Serviceable

123 Apple Ln. Page 11 of 52



The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

EXTERIOR WALLS

© EXTERIOR WALL CONDITIONS

☑ Masonite

☑ Vinyl

2.3 · STRUCTURE TYPE

N/A

Wood frame

2.4 · EXTERIOR WALL CONDITIONS

New Homeowner Maintenance

123 Apple Ln. Page 12 of 52



Chipped / Cracked siding was observed. Seal/Repair or replace if needed the siding to prevent water from entering behind the siding.

EXTERIOR WATER FAUCET(S)

2.5 · FAUCET CONDITIONS

New Homeowner Maintenance



No Hose Vacuum Breakers on the Outside Hose bibb at the time of inspection.

123 Apple Ln. Page 13 of 52

3 · ROOFING

ROOF COVERING

© ROOF COVERING CONDITION

Viewed

The roof was inspected by observing from a ladder placed at the edge of the roof.

Type

Layers

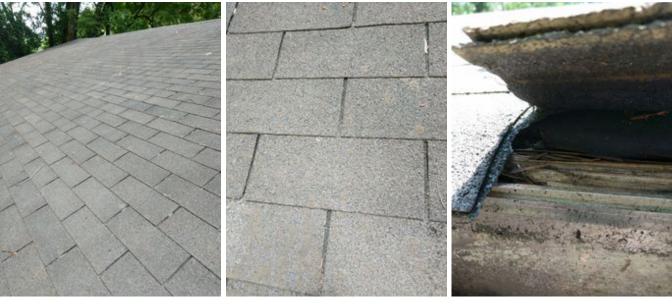
☑ One

Material

3.1 · ROOF COVERING CONDITION

Highly Suggested

123 Apple Ln. Page 14 of 52





The roof showed advanced signs of aging and deterioration. This condition can indicate imminent leakage. Replacement is recommended. Recommend further evaluation by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

3.2 · ROOF COVERING CONDITION

General information

Evidence of past maintenance to the roof shingles.

3.3 · ROOF COVERING CONDITION

Highly Suggested

123 Apple Ln. Page 15 of 52

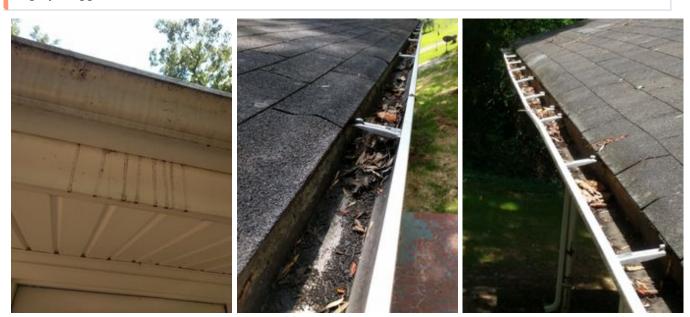


Tree branches / leaves were close to or in contact with roof surfaces. Recommend trimming branches back to prevent potential roof damage.

GUTTERS

3.4 · GUTTER & DOWNSPOUT CONDITIONS

Highly Suggested



Clean gutters as maintenance if cleaned out many issue can arise such as foundation cracks, water in the basement/crawlspace, water damage to different areas.

3.5 · GUTTER & DOWNSPOUT CONDITIONS

Highly Suggested

123 Apple Ln. Page 16 of 52





Recommend gutter downspouts be extended and routed away from the building atleast 4-6ft. for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

3.6 · GUTTER & DOWNSPOUT CONDITIONS

Not Inspected



Sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.

ATTIC AREA

123 Apple Ln. Page 17 of 52

OATTIC CONDITIONS

Attic Access

Car port

Type of Ventilation

- ☑ Soffit
- Roof Vents

① ATTIC INSULATION CONDITIONS

3.7 · ATTIC CONDITIONS

Maintenance



Repair or replace the mesh screen on gable vents.

3.8 · ATTIC CONDITIONS

Highly Suggested

Attic videos

3.9 · ATTIC CONDITIONS

Safety issues

Cloth wiring in the attic. Cloth wiring is the predecessor to modern plastic-coated wiring and is common in homes built before 1960. 90% of this wiring has only two wires. Today wiring has three wires or more.

123 Apple Ln. Page 18 of 52

3.10 · ATTIC CONDITIONS

Highly Suggested

Client should consider some type of air flow circulation system such as continuous air vents ridge vent or even a solar / electrical fan.

3.11 · ATTIC INSULATION CONDITIONS

Appears Serviceable



The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

123 Apple Ln. Page 19 of 52

4 · ELECTRICAL

SERVICE DROP - WEATHERHEAD

① ELECTRICAL SERVICE CONDITIONS

Type

- Overhead
- ☑ Aluminum

Service Wires

☑ 3

4.1 · ELECTRICAL SERVICE CONDITIONS

Appears Serviceable







Appears Serviceable

MAIN ELECTRICAL PANEL

4.2 · ELECTRIC PANEL LOCATION

N/A

The main electric panel is located at the basement.

4.3 · CIRCUIT PROTECTION TYPE

N/A

Breakers

123 Apple Ln. Page 20 of 52

4.4 · MAIN DISCONNECT LOCATION

N/A

At Main Panel

4.5 · PANEL AMPERAGE RATING

N/A

200

4.6 · ELECTRICAL PANEL CONDITIONS

Safety issues



A minimal amount of labels was observed.

4.7 · ELECTRICAL PANEL CONDITIONS

Safety issues

123 Apple Ln. Page 21 of 52



Rust / corrosion was observed at the panel box or breakers. Recommend further evaluation by a licensed electrician.

4.8 · ELECTRICAL PANEL CONDITIONS

N/A



The panel and some of the breakers inside the panel do not match.

4.9 · WIRING METHODS

General information

123 Apple Ln. Page 22 of 52



Evidence of electrical jumpers present in the panel.

4.10 · WIRING METHODS

Highly Suggested



Some cloth covered wire insulation was present. Although installation and usage of this wiring was typical at the time of installation, today's construction no longer uses this out dated wire insulation. Client is advised to consult with a licensed electrician for further information.

123 Apple Ln. Page 23 of 52

5 · HVAC

AIR CONDITION - COOLING

① AC UNIT CONDITIONS

5.1 · AC BTU RATING

N/A



2.5 Ton unit (30k) 1500sqft

5.2 · AC UNIT CONDITIONS

Appears Serviceable



123 Apple Ln. Page 24 of 52

The A/C system was operational at time of inspection. However this is not any indication of the future of the unit(s). Client is recommended to reach out to an licensed HVAC company for bi-annual maintenance.

HEATING

OUNIT CONDITIONS

Type

- ☑ 3 Ton unit (36k) 1800sqft

Location

ODISTRIBUTION CONDITIONS

☑ The visible areas of the heat distribution system is ductwork with registers.

5.3 · THERMOSTAT CONDITION

Appears Serviceable



Appears Serviceable

5.4 · DISTRIBUTION CONDITIONS

New Homeowner Maintenance

123 Apple Ln. Page 25 of 52



Evidence of condensation building up in the ductwork/register notice. This could be current or in the past. The inspector is unable to confirm this.

5.5 · UNIT CONDITIONS

Not Inspected



Out of season. Recommend bi-annual maintenance on the HVAC system.

123 Apple Ln. Page 26 of 52

6 · INTERIORS (WALLS-FLOOR-CEILING)

WALLS - CEILINGS - FLOORS - ELECTRICAL

- **WINDOW CONDITIONS**

6.1 · SMOKE DETECTORS

New Homeowner Maintenance



Change the batteries. Just so you who know when it was installed.

6.2 · WALL CONDITIONS

New Homeowner Maintenance

123 Apple Ln. Page 27 of 52



Evidence of repairs.

6.3 · CEILING CONDITIONS

New Homeowner Maintenance



Peeling paint/drywall viewed.

6.4 · CEILING CONDITIONS

General information

123 Apple Ln. Page 28 of 52



Patching / spackling was observed. Client should obtain disclosure information from seller.

6.5 · FLOOR CONDITIONS

Highly Suggested



Original subfloor in the home. Minor was sagging felt during the inspection due to age. in the future recommend replacing when remodeling the floor area.

6.6 · ELECTRICAL (INTERIOR & EXTERIOR)

Safety issues

123 Apple Ln. Page 29 of 52



Three pronged outlets did not test for proper ground. For Safety add atleast (one) GFCI outlet to every room and connect all other outlets to it in the each room with improper ground. Normally this is every room. Label with (NO EQUIPMENT GROUND) on the outlets. Recommend further evaluation and repairs by a licensed electrician.

6.7 · ELECTRICAL (INTERIOR & EXTERIOR)

Safety issues



Some outlets were painted over. These outlets should be replaced.

6.8 · ELECTRICAL (INTERIOR & EXTERIOR)

Safety issues

123 Apple Ln. Page 30 of 52



Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

6.9 · HEAT SOURCE CONDITIONS

New Homeowner Maintenance



It's recommended to vacuum your air vents annually.

6.10 · DOOR CONDITIONS

New Homeowner Maintenance

123 Apple Ln. Page 31 of 52



Additional weather stripping may be needed on the exterior doors.

6.11 · DOOR CONDITIONS

New Homeowner Maintenance

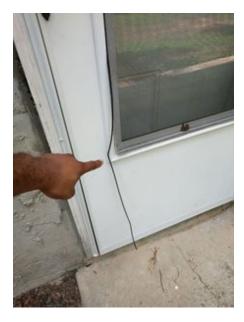


Add a door stop to the exterior doors.

6.12 · DOOR CONDITIONS

Maintenance

123 Apple Ln. Page 32 of 52



Damaged Strom door screen.

6.13 · WINDOW CONDITIONS

Appears Serviceable



Sample of Windows inspected were functioning properly at the time of inspection.

6.14 · LIGHTING CONDITIONS

General information

Replace light bulbs (LED) Save \$\$\$

6.15 · CEILING FAN CONDITIONS

Appears Serviceable

123 Apple Ln. Page 33 of 52



The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

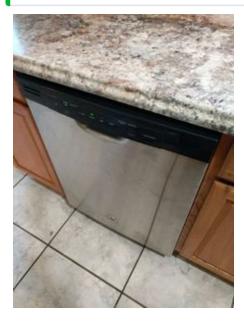
123 Apple Ln. Page 34 of 52

7 · KITCHEN

APPLIANCES

7.1 · DISHWASHER CONDITIONS

Appears Serviceable



The dishwasher was operational at the time of inspection.

7.2 · DISHWASHER CONDITIONS

Highly Suggested



Dishwasher Hose is hanging in the wrong position. Should be hanging from the upper position.

7.3 · HOOD EXHAUST FAN CONDITIONS

Safety issues

123 Apple Ln. Page 35 of 52



No exhaust fan was observed. Today's construction would require installation of a fan / hood.

7.4 · STOVE - RANGE TYPE

N/A

The range is electric.

7.5 · STOVE - RANGE CONDITION

Appears Serviceable



The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

KITCHEN SINK - COUNTER TOPS - CABINETS

7.6 · COUNTER CONDITIONS

Safety issues

123 Apple Ln. Page 36 of 52



The counter was loose. Recommend repair for increased safety.

7.7 · CABINET CONDITIONS

Appears Serviceable



The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

7.8 · SINK PLUMBING CONDITIONS

Maintenance

123 Apple Ln. Page 37 of 52



The drainpipes under the sink show signs of a past leak. This may need attention.

123 Apple Ln. Page 38 of 52

8 · BATH(S)

BATHROOM SINK

8.1 · SINK CONDITIONS

New Homeowner Maintenance



The sink drain stopper did not operate or was missing in bath

8.2 · SINK CONDITIONS

Safety issues



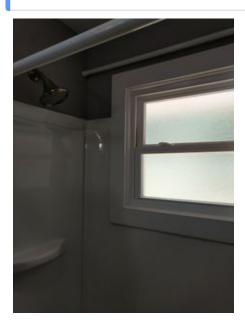
Loose vanity found at the time of inspection.

SHOWER - TUB - TOILET

123 Apple Ln. Page 39 of 52

8.3 · SHOWER - TUB CONDITIONS

General information



Window inside the shower/tub was present at the time of inspection. It suggested to remove it.

EXHAUST CONDITIONS

8.4 · BATH EXHAUST FAN CONDITIONS

Highly Suggested



Vent /Vents were covered by insulation in the attic space.

123 Apple Ln. Page 40 of 52

9 · LAUNDRY

LAUNDRY ROOM

① LAUNDRY ROOM CONDITIONS

☑ The laundry facilities are located in the Basement.

9.1 · LAUNDRY ROOM CONDITIONS

Safety issues



Shorten the duct to the dryer vent.

123 Apple Ln. Page 41 of 52

10 · GARAGE

GARAGE

10.1 · GARAGE TYPE

Unspecified



Attached

10.2 · GARAGE TYPE

Unspecified

Car Port

10.3 · GARAGE CONDITIONS

Safety issues

The railing present on the carport will not hold if a vehicle strikes it. A large and steep drop-off is behind the railing. Suggest a proper containment for vehicles.

10.4 · VEHICLE DOOR CONDITIONS

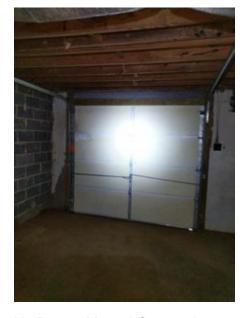
New Homeowner Maintenance

123 Apple Ln. Page 42 of 52



Replace the bottom rubber / weatherstripping.

$10.5 \cdot \text{VEHICLE}$ DOOR CONDITIONS $_{\text{N/A}}$



No Power. Manual Garage door.

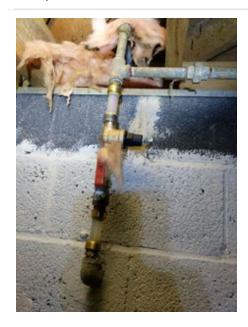
123 Apple Ln. Page 43 of 52

11 · PLUMBING

WATER MAIN LINE

11.1 · MAIN LINE MATERIAL

Unspecified



The visible material of the main line / pipe appears to be PEX.

11.2 · MAIN SHUTOFF LOCATION

N/A

The main valve is located at the basement.

11.3 · MAIN LINE & VALVE CONDITIONS

Appears Serviceable

Appears Serviceable

WATER SUPPLY LINES

11.4 · SUPPLY LINE MATERIAL

N/A

123 Apple Ln. Page 44 of 52



The visible material used for the supply lines is galvanized.

11.5 · SUPPLY LINE CONDITIONS

Appears Serviceable

No leaks viewed at the time of inspection.

DRAIN - WASTE LINES

11.6 · DRAIN LINE MATERIAL

Highly Suggested



The visible portions of the waste lines are galvanized.

11.7 · DRAIN LINE CONDITIONS

Highly Suggested

123 Apple Ln. Page 45 of 52



Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside. This condition can reduce the water flow and pressure.

WATER HEATER(S)

11.8 · WATER HEATER LOCATION

N/A

Basement

11.9 · WATER HEATER TYPE

N/A

Electric

11.10 · WATER HEATER CAPACITY

N/A

123 Apple Ln. Page 46 of 52



50 Gallon

11.11 · WATER HEATER CONDITIONS

Safety issues





PEX is the main water supply to the water heater. Normally Copper is at least present 18in before PEX or other materials are allowed. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and correct.

123 Apple Ln. Page 47 of 52

12 · FOUNDATION - CRAWL SPACE

FOUNDATION

① FOUNDATION/CRAWLSPACE CONDITIONS

☑ Block

FLOORING STRUCTURE

1) FLOORING SUPPORT CONDITIONS

12.1 · FLOORING SUPPORT CONDITIONS

Maintenance



Pasted Moisture damage viewed.

12.2 · FLOORING SUPPORT CONDITIONS

Correction needed

123 Apple Ln. Page 48 of 52



Unprofessional / temporary repairs were observed at . Recommend further evaluation and proper repairs by a qualified contractor.

12.3 · FLOORING SUPPORT CONDITIONS

Highly Suggested

123 Apple Ln. Page 49 of 52





Evidence of wood damaging insects. Possibly a past infestation I would recommend a pest inspection to determine if it is active.

12.4 · FLOORING SUPPORT CONDITIONS

Highly Suggested

Typical of the age and style homes in this area, the sub floor framing may be undersized. Although this may have been common practice at the time of construction, today's construction would require larger size lumber. Additional support may be helpful. Client should consult a qualified framing contractor for further evaluation.

123 Apple Ln. Page 50 of 52

13 · BASEMENT

BASEMENT CONDITIONS

13.1 · BASEMENT STAIR CONDITIONS

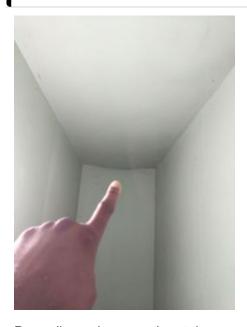
Highly Suggested



Staircase is leaning to one side.

13.2 · BASEMENT STAIR CONDITIONS

Maintenance



Drywall sagging over the staircase.

13.3 · BASEMENT STAIR CONDITIONS

Safety issues

123 Apple Ln. Page 51 of 52



The stair rail was a flat piece of wood. Considering the length of the steps, recommend installation of a separate rail that is easily graspable for increased safety.

13.4 · BASEMENT CONDITIONS

Highly Suggested

Basement videos

123 Apple Ln. Page 52 of 52