



Inspection Report

Sample Report #4

Property Address:
601 Bluewater Dr.
Nashville TN 37217



21st Century Home Inspections, LLC

**Jim Fuson 00001211
712 Stone Hedge Dr.**

Old Hickory, TN 37138

615 530 7930 office

615 418 3671 cell

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Summary of Major Defects or Concerns



21st Century Home Inspections, LLC

712 Stone Hedge Dr.
Old Hickory, TN 37138
615 530 7930 office
615 418 3671 cell

Customer
Sample Report #4

Address
601 Bluewater Dr.
Nashville TN 37217

The following items or discoveries noted as Major Defects indicate that these systems or components **do not function as originally intended**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Note: While this inspection report makes recommendations on where repairs are needed, it is also recommended you **partner with your agent**, if an agent has been engaged, to prioritize and determine the final list of defects submitted for repairs.

6. Plumbing System

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

Major Defects

(2) Noted this elbow in the black iron gas pipe located in the crawlspace, coming from the gas meter, is leaking gas. This gas pipe feeds the water heater and the gas fireplace and the elbow is located toward the front of the home in the corner. The leak was confirmed by a combustible gas meter. There is enough gas emanating from this leak that you can smell it coming through the crawlspace vent located to the left of the stoop steps. This needs to be repaired immediately by a qualified plumber or gas company technician.

6. Plumbing System



6.2 Item 5(Picture)



6.2 Item 6(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jim Fuson

Summary of Minor Repair / Maintenance Items



21st Century Home Inspections, LLC

712 Stone Hedge Dr.
Old Hickory, TN 37138
615 530 7930 office
615 418 3671 cell

Customer
Sample Report #4

Address
601 Bluewater Dr.
Nashville TN 37217

The following items or discoveries have been grouped as Minor Defects or Minor Maintenance repairs and indicate that these systems or components **do not function as originally intended** or are **marginal in condition**, but are not considered material repairs compared to the Major Defects summary. 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.

Note: While this inspection report makes recommendations on where repairs are needed, it is also recommended you **partner with your agent**, if an agent has been engaged, to prioritize and determine the final list of defects submitted for repairs.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Minor Repairs

The corner trim on the vinyl sided chimney is not tucked underneath the chimney cap. These open ends will allow water to penetrate and will eventually cause damage to the chimney framing and structure. Minor repair.

1. Roofing



1.2 Item 1(Picture)



1.2 Item 2(Picture)

5. Electrical System

- 5.3 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)

Minor Repairs

This exterior outlet should be covered to prevent water from shorting this circuit out. Minor repair.

5. Electrical System



5.3 Item 1(Picture)

5.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Minor Repairs

This home was built before GFCI standards were established and GFCI receptacles were required. There have been some receptacles retro-fitted with GFCI protection and those were tested and passed. Additional GFCI receptacles can be installed in the future to enhance the electrical safety of the home.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

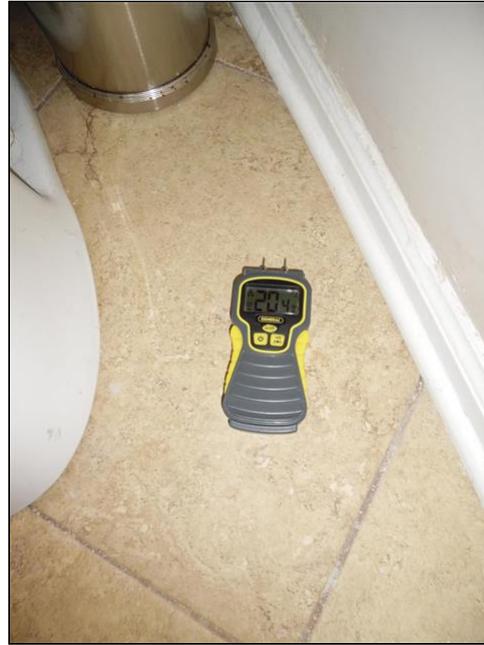
Minor Repairs

(1) While the toilet is secure to the floor, I did detect moisture with a moisture meter at the base of the toilet at the guest bathroom. This is most likely an indication of a faulty wax seal that needs to be replaced to avoid water damage to the subfloor. This is a minor repair.

6. Plumbing System



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The toilet is loose at floor at the master bathroom and I detected moisture at the base using a moisture meter. Minor repair to replace wax seal and secure toilet to the floor.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

(3) Noted cracked grout inside master shower stall. This is at the inside right corner. While it is a small crack, the grout needs to be repaired to prevent long term water penetration behind the shower surround and subfloor underneath. Minor repair.

6. Plumbing System

6.0 Item 5(Picture)



6.0 Item 6(Picture)



6.0 Item 7(Picture)

Date: 4/1/2015	Time: 09:00 AM	Report ID: sample60100063
Property: 601 Bluewater Dr. Nashville TN 37217	Customer: Sample Report #4	Real Estate Professional: Sharon Green Keller Williams Realty

Comment Key or Definitions

The following definitions of comment descriptions and the detailed comments in each section themselves represent the entirety of this inspection report. **It is recommended that all comments and observations in the Detailed Report be reviewed completely, even though a summary of Major and Minor Defects have been provided.** Any recommendations by the inspector to repair or replace based on flagging an item as a Major Defect suggests a second opinion or further inspection by a qualified contractor.

It is also recommended that a walk through of the property be conducted on the day before, or if possible day of, CLOSING to ensure there are no latent issues that have arisen since the day of the inspection. Latent failures are not the responsibility of 21st Century Home Inspections. This includes plumbing failures, gas leaks, etc.

The following definitions apply to the Section Grids located in each component section contained in the Detail of the report.

Inspected / Satisfactory Condition (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.

Minor Repair or Routine Maintenance (MN) = The **minor** item, component or unit was inspected and found defective or not functioning as originally intended. Items noted in this category do not, generally, represent major cost to repair or resolve and do not have a major impact to the habitability of the home.

Major Defect or Concern / Poor Condition (MJ) = The **major** item, component or unit is not functioning as originally intended and either needs immediate repair or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Present (NP)= This item, component or unit is not in the home or building.

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.

In Attendance:

Customer agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roofing

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Vinyl siding

		IN	MN	MJ	NP	NI
1.0	Roof Coverings	•				
1.1	Flashings	•				
1.2	Skylights, Chimneys and Roof Penetrations		•			
1.3	Roof Drainage Systems	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

Comments:

1.0 Roof covering appears to be the original roofing, but has weathered well and is in satisfactory condition. Observed evidence of general degranulation and some areas where the shingles have lost most of the granules. There were no major defects detected at the time of the inspection. Architectural shingles have an estimated useful life expectancy of 15-25 years of normal life and this roofing has provided effective protection for longer than the normal life expectancy. However, I recommend budgeting for replacement <5 years.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.2 The corner trim on the vinyl sided chimney is not tucked underneath the chimney cap. These open ends will allow water to penetrate and will eventually cause damage to the chimney framing and structure. Minor repair.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 The gutters appear intact, but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

Styles & Materials

Siding Style:

Brick
T-111

Siding Material:

Brick veneer
Composite board

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Sidewalk
Deck
Stoop

Driveway:

Aggregate

		IN	MN	MJ	NP	NI
2.0	Wall Cladding Flashing and Trim	•				
2.1	Doors (Exterior)	•				
2.2	Windows	•				
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.5	Eaves, Soffits and Fascias	•				
2.6	Other	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

2.3 Noted some normal settlement cracks on the sidewalk and stoop steps. Recommend filling with mortar or cement caulking as needed to prevent further deterioration. Routine maintenance.



2.3 Item 1(Picture)



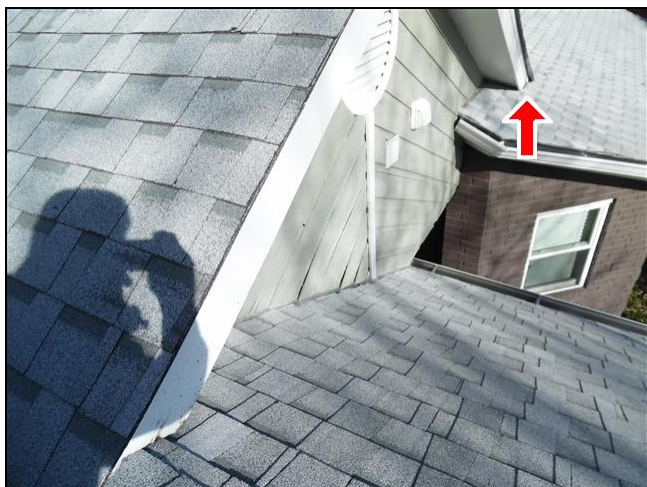
2.3 Item 2(Picture)

2.4 Noted some settlement cracking in the driveway. This is normal for the age of the home. Recommend applying appropriate cement caulking for aggregate drives to fill the cracks to prevent further deterioration. Monitor.



2.4 Item 1(Picture)

2.5 (1) Noted this small area of the rake board trim at the front of the home that had some wood deterioration at the interface between the trim and the roofing. Minor repair.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

2.5 (2) This area of the soffit to the left of the rear exterior sliding glass door should be scraped and repainted to keep water from penetrating further. Minor routine maintenance.



2.5 Item 3(Picture)

2.6 While the wooden fence is standing and serving it's function, one side of the fencing is leaning severely and needs to be repaired. This does not affect the permanent structure of the home and is for informational purposes only.



2.6 Item 1(Picture)

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. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawl space: Crawled	Floor Structure: 2 X 8 Wood joists
Wall Structure: Not visible	Columns or Piers: Wood piers Masonry block Steel screw jacks	Ceiling Structure: 2X10
Roof Structure: 2 X 6 Rafters OSB sheathing	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Pull Down stairs Storage Light in attic		

		IN	MN	MJ	NP	NI
3.0	Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
3.1	Roof Structure and Attic	•				
3.2	Walls (Structural)					•
3.3	Columns or Piers	•				
3.4	Floors (Structural)	•				
3.5	Ceilings (Structural)					•

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

3.0 Noted the presence of repaired stair-step crack(s) in the foundation wall at the front of home. The previous repair made to the wall appears adequate at the time of the inspection. I am unable to determine if the repairs were made to an active or inactive crack. It is recommend that you monitor periodically and address as needed.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 (1) Attic was sound structurally and I detected no major defects at the time of the inspection.



3.1 Item 1(Picture)

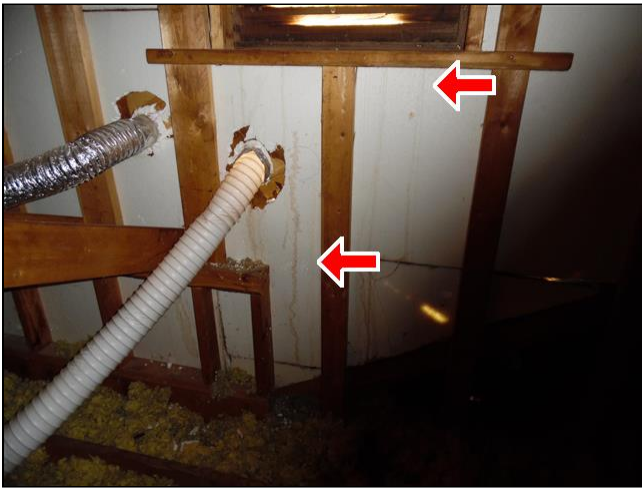


3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.1 (2) I did note signs of water stains below this gable vent in the front of the home. It was dry at the time of the inspection and appears to be rain water that's blown from the vent. I'm unable to determine the frequency or extent of the leaking or if this is an active area. Monitor and address as needed.



3.1 Item 4(Picture)

3.2 Internal wall structure not visible.

3.3 Because of the prior repairs to the floor structure, this home employs a combination of masonry block (original construction), screw jacks and wooden columns.



3.3 Item 1(Picture)

3.4 Noted prior repairs made to this area of the floor structure. It appears to have addressed prior water damage to the floor system. This floor joist should have been replaced, rather than cut. The current repairs have removed the deteriorated section of the joist, then added wooden columns on either side of the cut. This is not a proper repair. While I detected no indications of settling inside the home at the time of the inspection, I'm unable to determine if this repair will allow structural problems to this area of the floor in the future.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 Not visible. Unable to inspect ceiling structure because of insulation.

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 / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Vented gas logs	Operable Fireplaces: One	Number of Woodstoves: None
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: GOODMAN
Number of AC Only Units: One		

		IN	MN	MJ	NP	NI
4.0	Heating Equipment	•				
4.1	Normal Operating Controls	•				
4.2	Automatic Safety Controls					•
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
4.4	Presence of Installed Heat Source in Each Room	•				
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•	
4.7	Gas/LP Firelogs and Fireplaces	•				
4.8	Cooling and Air Handler Equipment	•				
4.9	Normal Operating Controls	•				
4.10	Presence of Installed Cooling Source in Each Room	•				
4.11	Manufacturer's Label	•				
4.12	Main Fuel Shut-off (Describe Location)	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

4.0 Manufacturers recommend a temperature differential of 40-60 degrees F between supply air and return air for normally operating heating systems. Using an infrared thermometer, the return air for your main Goodman package system was measured at 66 degrees and the supply air temperature was measured at 110 degrees and rising. This is an acceptable range.



4.0 Item 1(Picture)

4.1 The thermostat responded to normal operation.



4.1 Item 1(Picture)

4.2 Temperature limit and heat limit controls are generally untested.

4.5 Could detect no obstructions inside fireplace flue entrance. Damper functioned properly.



4.5 Item 1(Picture)

4.7 I was able to light the gas firelogs.



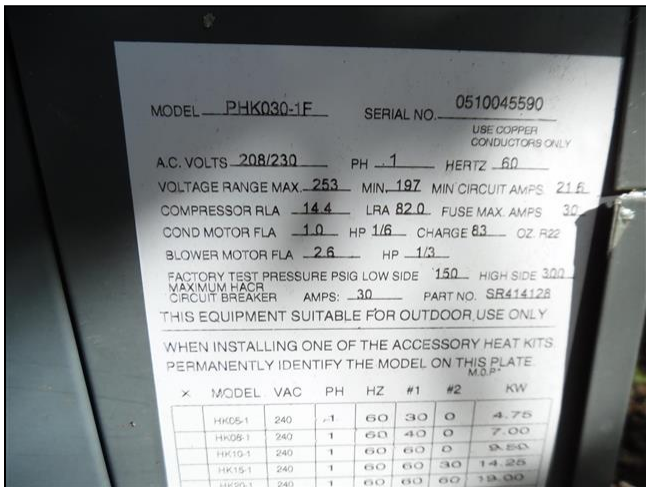
4.7 Item 1(Picture)

4.8 The ambient air test was performed by using thermometers on the air handler of the Goodman system in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees, and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal.



4.8 Item 1(Picture)

4.11 Manufacturers label for the HVAC system shows manufactured Oct/2005. Typical life expectancy for heating/cooling systems range 15-25 years or more if well maintained or in a low use condition. I estimate this heating/cooling system has 10-15 years of useful life left.



4.11 Item 1(Picture)

4.12 The main fuel shut off is at gas meter outside next to the HVAC unit. Left side of home.



4.12 Item 1(Picture)

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. Electrical System

The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls.

Styles & Materials

Electrical Service Conductors:

Overhead service
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	MN	MJ	NP	NI
5.0	Service Entrance Conductors	•				
5.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels					•
5.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage					•
5.3	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)		•			
5.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
5.5	Operation of GFCI (Ground Fault Circuit Interrupters)		•			
5.6	Location of Main and Distribution Panels	•				
5.7	Smoke Detectors	•				
5.8	Carbon Monoxide Detectors				•	

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IN MN MJ NP NI

Comments:

5.0 Service entrance mast secure and well supported.



5.0 Item 1(Picture)

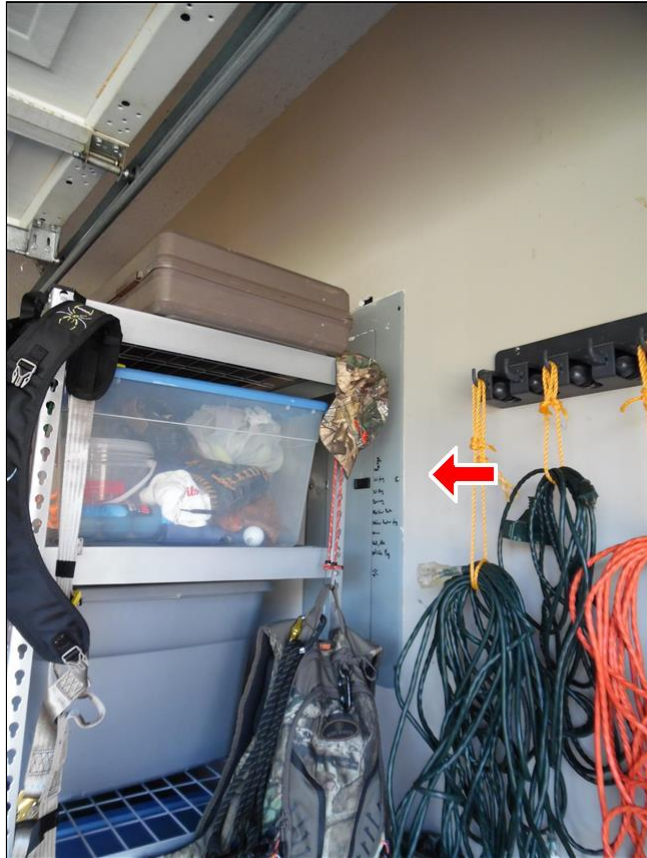


5.0 Item 2(Picture)

5.1 Was unable to inspect the inside of the electrical panel because the owners belongings were blocking access. There should be minimum 3 ft clearance kept in front of the electrical panel at all times.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 Was unable to inspect the inside of the electrical panel to confirm branch circuit wiring because the owners belongings were blocking access.

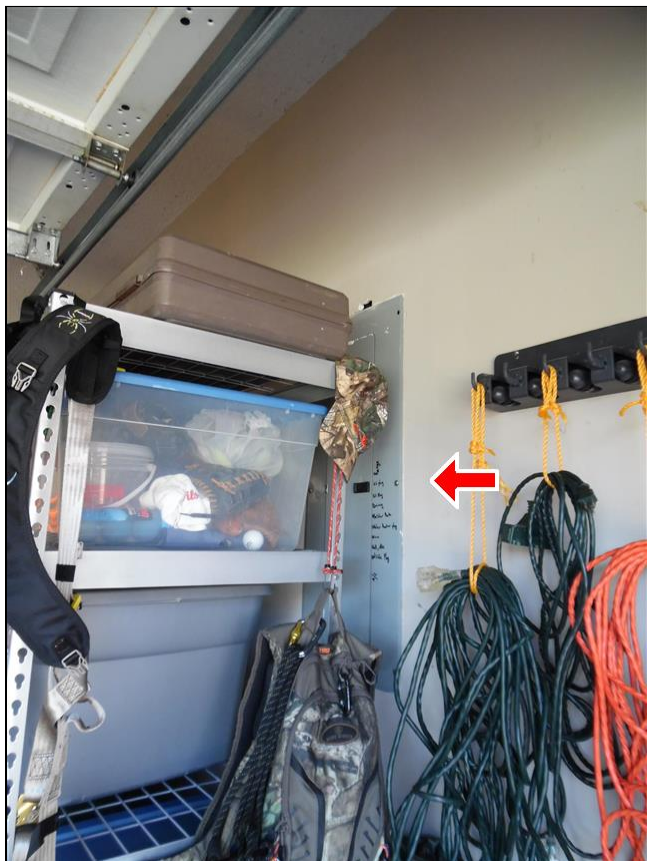
5.3 This exterior outlet should be covered to prevent water from shorting this circuit out. Minor repair.



5.3 Item 1(Picture)

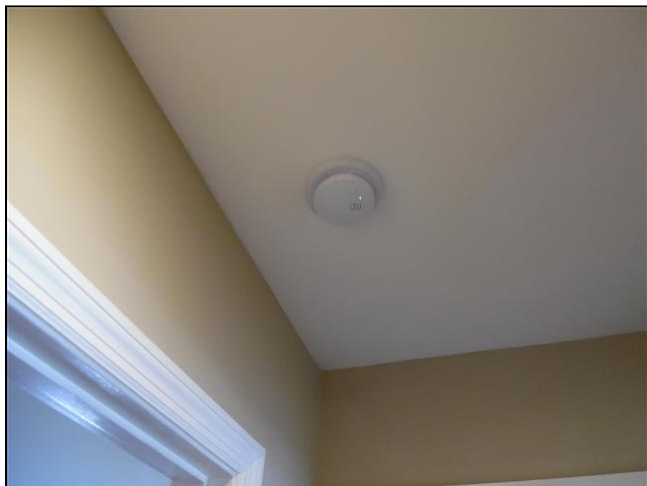
5.5 This home was built before GFCI standards were established and GFCI receptacles were required. There have been some receptacles retro-fitted with GFCI protection and those were tested and passed. Additional GFCI receptacles can be installed in the future to enhance the electrical safety of the home.

5.6 The main panel box is located at the garage.



5.6 Item 1(Picture)

5.7 Smoke detectors in the house were tested and passed.



5.7 Item 1(Picture)

5.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions, especially in the room where a fireplace is located.

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.

6. Plumbing System

The home inspector shall observe: interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Location:

Garage

Manufacturer:

APOLLO

		IN	MN	MJ	NP	NI
6.0	Plumbing Drain, Waste and Vent Systems		•			
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents			•		
6.3	Main Water Shut-off Device (Describe location)	•				
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)				•	
6.5	Sump Pump				•	
6.6	Manufacturers Label	•				

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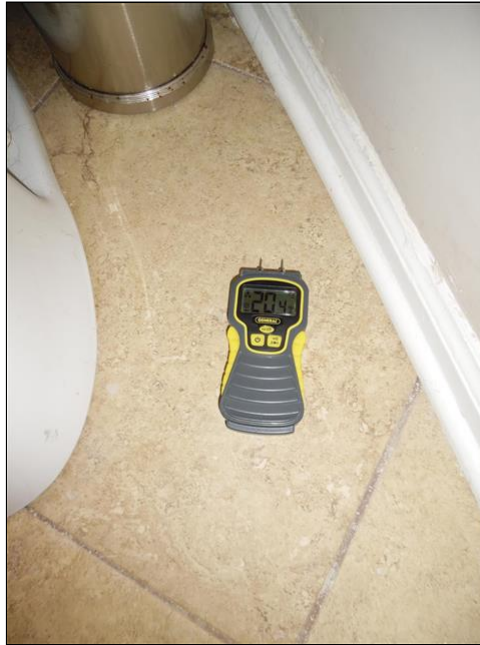
IN MN MJ NP NI

Comments:

6.0 (1) While the toilet is secure to the floor, I did detect moisture with a moisture meter at the base of the toilet at the guest bathroom. This is most likely an indication of a faulty wax seal that needs to be replaced to avoid water damage to the subfloor. This is a minor repair.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.0 (2) The toilet is loose at floor at the master bathroom and I detected moisture at the base using a moisture meter. Minor repair to replace wax seal and secure toilet to the floor.



6.0 Item 3(Picture)

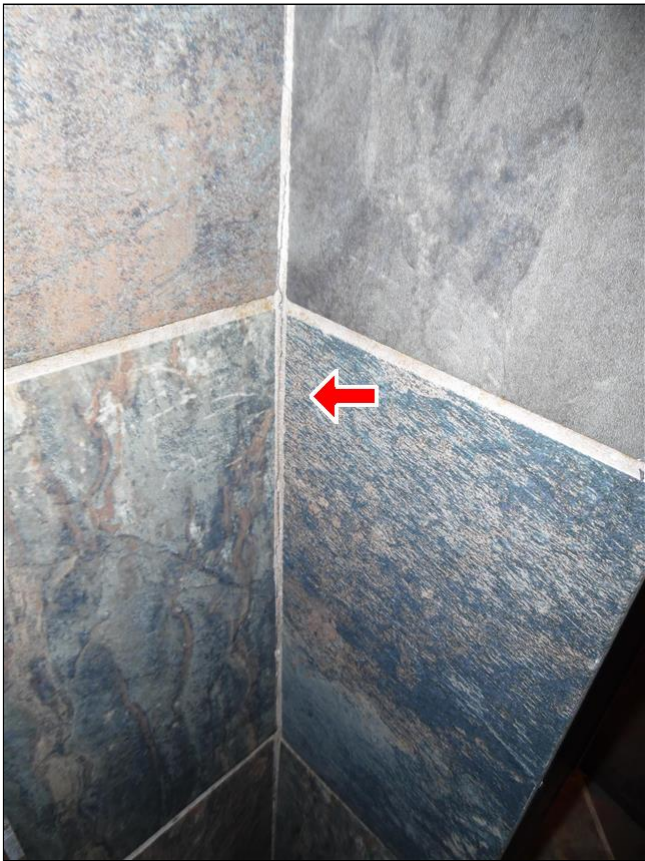


6.0 Item 4(Picture)

6.0 (3) Noted cracked grout inside master shower stall. This is at the inside right corner. While it is a small crack, the grout needs to be repaired to prevent long term water penetration behind the shower surround and subfloor underneath. Minor repair.



6.0 Item 5(Picture)



6.0 Item 6(Picture)



6.0 Item 7(Picture)

6.1 Overall, all the water supply fixtures were in satisfactory condition with the exception of the master shower water handle that is loose at the surround. Minor repair to tighten fixture.



6.1 Item 1(Picture)

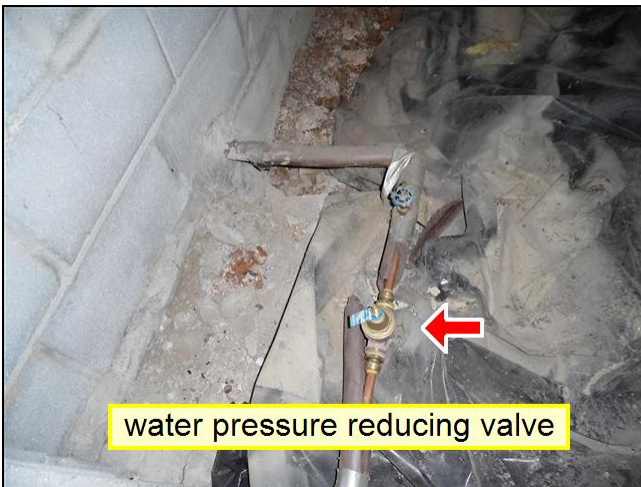
6.2 (1) The hot water system appears to be functioning properly. Noted a water pressure reducing valve located in the crawlspace. I recommend a thermal expansion tank be installed at the water heater when there is this type of valve in use in the home. This reduces water pressure stresses on both the home water piping supply and the TPR valve on the water heater. This is for informational purposes.



6.2 Item 1(Picture)

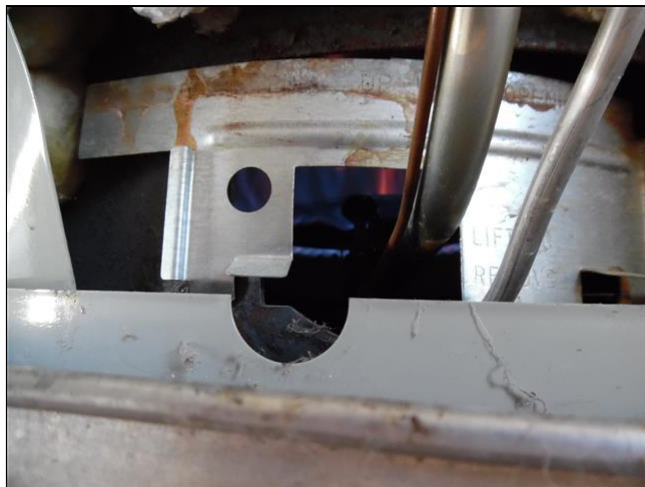


6.2 Item 2(Picture)



water pressure reducing valve

6.2 Item 3(Picture)



6.2 Item 4(Picture)

6.2 (2) Noted this elbow in the black iron gas pipe located in the crawlspace, coming from the gas meter, is leaking gas. This gas pipe feeds the water heater and the gas fireplace and the elbow is located toward the front of the home in the corner. The leak was confirmed by a combustible gas meter. There is enough gas emanating from this leak that you can smell it coming through the crawlspace vent located to the left of the stoop steps. This needs to be repaired immediately by a qualified plumber or gas company technician.



6.2 Item 5(Picture)



6.2 Item 6(Picture)

6.3 The main shut off is the knob located underneath in the crawlspace. This is for your information.



6.3 Item 1(Picture)

6.6 Water heater manufactured March 2002. Life expectancy of most water heaters range 5-10 years. Budget for replacement <5 years.



6.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

Styles & Materials

Garage Door Type:One automatic

Garage Door Material:Metal

Auto-opener Manufacturer:LIFT-MASTER

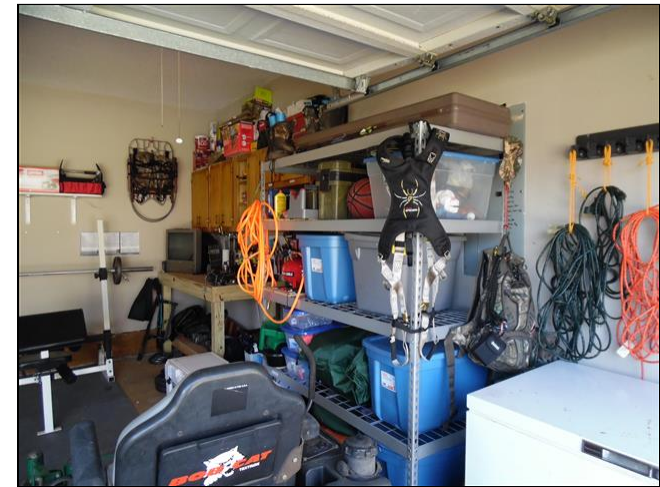
		IN	MN	MJ	NP	NI
7.0	Garage Ceilings	•				
7.1	Garage Walls (including Firewall Separation)	•				
7.2	Garage Floor	•				
7.3	Garage Door (s)	•				
7.4	Occupant Door (from garage to inside of home)	•				
7.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

INMNMJNPNI

Comments:

7.1 I was unable to inspect one of the garage walls because of the current owners belongings.



7.1 Item 1(Picture)

7.3 (1) Noted some minor wood deterioration at the base of the garage door frame. Minor repair with some wood putty and paint to prevent further deterioration.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.3 (2) The garage door does not easily lift and remain at the appropriate 3-4 ft from ground when the safety release is pulled. This is an indication of a broken or mal-adjusted tensioner spring. This will cause undue wear on your garage door opener system over the long term if not repaired. Minor repair.

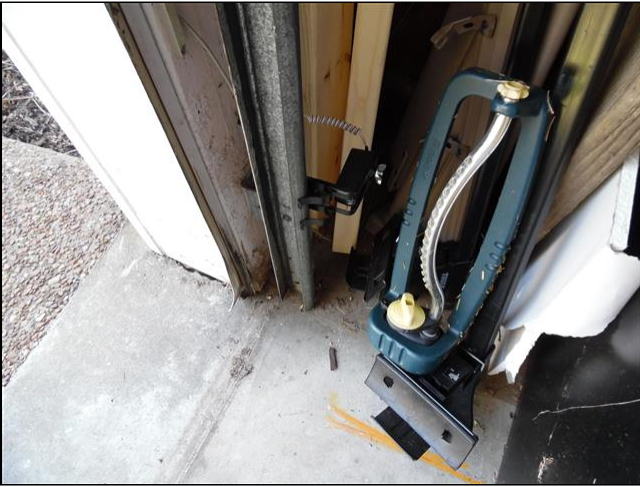


7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.5 The sensors are in place for garage door(s) and will reverse the door. However, the door does not respond to resistance and safely auto reverse. Recommend evaluation by a qualified garage door technician to make adjustments or repair. Minor repair.



7.5 Item 1(Picture)

8. Insulation and Ventilation

The home inspector shall observe: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

Styles & Materials

Attic Insulation:

Blown
Batt
Fiberglass

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced
Batts
Fiberglass

		IN	MN	MJ	NP	NI
8.0	Insulation in Attic	•				
8.1	Insulation Under Floor System	•				
8.2	Vapor Retarders (in Crawlspace or basement)	•				
8.3	Ventilation of Attic and Foundation Areas	•				
8.4	Venting Systems (Kitchens, Baths and Laundry)	•				
8.5	Ventilation Fans and Thermostatic Controls in Attic				•	

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

8.0 Insulation is inspected for presence or damage, but Standards of Practice for Tennessee do not require inspection for adequacy relating to R value. In general, you should not be able to see the ceiling joists, so this attic should be supplemented with insulation as needed to increase the R value.



8.0 Item 1(Picture)

8.1 The floor structure insulation appeared to be in satisfactory condition, free of damage.



8.1 Item 1(Picture)

8.2 Vapor barrier was present and covered the grade effectively.



8.2 Item 1(Picture)

8.4 While I detected no defects in the dryer vent and the length is within acceptable standards, it's recommended dryer vents be cleaned on an annual basis to clear built up lint to avoid a fire hazard.



8.4 Item 1(Picture)

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.

9. Interiors

The home inspector shall observe: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

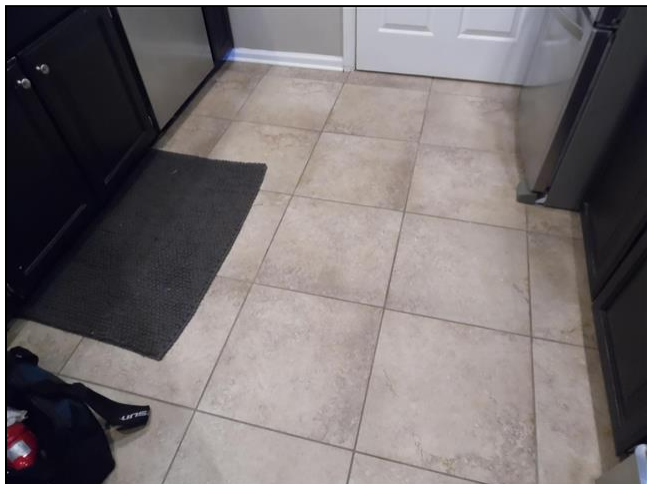
		IN	MN	MJ	NP	NI
9.0	Ceilings	•				
9.1	Walls	•				
9.2	Floors	•				
9.3	Doors (representative number)	•				
9.4	Windows (representative number)	•				
9.5	Steps, Stairways, Balconies and Railings	•				
9.6	Counters and Cabinets (representative number)	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

9.2 Floor coverings were inspected where visible. Unable to inspect floors where carpeted or covered by area rugs or furniture.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)



9.2 Item 4(Picture)

9.4 All interior windows were tested for operation with the exception of this one window in the extra bedroom. Unable to access because of owners belongings.



9.4 Item 1(Picture)

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.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven.

		IN	MN	MJ	NP	NI
10.0	Dishwasher	•				
10.1	Ranges/Ovens/Cooktops	•				
10.2	Range Hood (s)	•				
10.3	Trash Compactor				•	
10.4	Food Waste Disposer	•				
10.5	Microwave Cooking Equipment	•				

IN= Inspected/Satisfactory, MN= Minor Repairs, MJ= Major Defects, NP= Not Present, NI= Not Inspected

IN MN MJ NP NI

Comments:

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.



INVOICE

21st Century Home Inspections, LLC
 712 Stone Hedge Dr.
 Old Hickory, TN 37138
 615 530 7930 office
 615 418 3671 cell
 Inspected By: Jim Fuson

Inspection Date: 4/1/2015
 Report ID: sample60100063

Customer Info:	Inspection Property:
Sample Report #4	601 Bluewater Dr. Nashville TN 37217
Customer's Real Estate Professional: Sharon Green Keller Williams Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,500 - 2,500	350.00	1	350.00
Radon test w/inspection	60.00	1	60.00

Tax \$0.00

Total Price \$410.00**Payment Method:** Credit Card**Payment Status:** Paid At Time Of Inspection**Note:**



21st Century Home Inspections, LLC

INSPECTION AGREEMENT

THIS CONTRACT CONTAINS A MEDIATION/ARBITRATION CLAUSE

PLEASE READ CAREFULLY

Client: Sample Report #4

Inspection Report #: sample60100063

Property Address: 601 Bluewater Dr., Nashville, TN 37217

Inspection Date: 4/1/2015

Inspection Fees:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,500 - 2,500	350.00	1	350.00
Radon test w/inspection	60.00	1	60.00

This Inspection Agreement details the scope of the Client's Inspection conducted by 21st Century Home Inspections, LLC (the Company) for an Inspection of the Property at the above address. This Agreement also contains limitations on the scope of the Inspection, remedies and liability. By signing below, Client agrees all approvals necessary for the Company to conduct the Inspection of the Property have been secured. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, used by or shared with any other person or entity without prior written permission of the Company.

1. INSPECTION, DUTIES AND WARRANTY DISCLAIMER

The Company agrees to perform a limited visual Inspection of the readily accessible, installed systems and components included in the inspection as they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection describes whether or not inspected items, systems or components are in general working condition. The Inspection will be performed in accordance with the Standards of Practice prescribed by the Tennessee Department of Commerce and Insurance for Home Inspectors (based on ASHI SOP), which are available upon request. Client understands and agrees that the Inspection and Inspection Report do not, in any way, constitute a/an: guarantee, warranty of merchantability or fitness for use, express or implied warranty, or insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law, nor does the Inspection constitute insurability of the property.

2. NOTICE, STATUTE OF LIMITATIONS AND LIMITED LIABILITY

If the need arises, Client agrees that any claim for costs of repairing or replacing any unreported defect or deficiency or costs related to damages caused by unreported defects or deficiencies by the Company shall be in writing within ten(10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy and provide notice, excluding emergency conditions, at least 72 hours before any repairs or modifications are made. Client agrees that failure to notify Inspector as stated above to allow for the inspection of said discrepancy shall constitute a waiver of any liability by the Company for all claims of the discrepancy. Any claim for costs as described above must be brought within one (1) year from the date of the Inspection. Failure to do so constitutes a full and complete waiver of any rights to make claims against the Company for the claimed discrepancy. The Client further agrees that the Company's liability for any and all claims related to any discrepancy made against the Company is limited to a maximum of \$2500.00.

3. ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that a Property Inspection is not an Environmental Survey and is not intended to identify or disclose any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to, asbestos; "Chinese" or tainted drywall; radon (unless Client purchases radon testing services from the Company for an additional fee); lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold the Company and Inspector harmless for any injury or damage caused or contributed to by these conditions.

4. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. In addition, any area which is not exposed to view, is concealed, is inaccessible for any reason is excluded. The following systems, components and areas are considered out of scope of the Inspection and excluded (general comments made about the below systems, items and conditions, verbally or in the Inspection Report, are informal only): latent defects, compliance with code; recalls; presence of termites or other wood destroying insects and/or organisms, rodents or other pests, dry-rot or fungus; or damage from the preceding pests or organisms; well water and septic sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems; all recreational systems and components such as pools, hot tubs, spas, etc.; thermostatic fans, automatic gates or elevators; free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps; furnace heat exchangers; humidifiers; any interior wall claddings, floor coverings or window treatments; motion sensing lighting or other devices; central vacuum systems; "low voltage" systems; sprinkler systems; landscaping; security or fire safety systems or security bars; any condition that may affect the desirability of the property including, but not limited to, boundaries, easements or rights of way; unique/ technically complex systems or components; system or component life expectancy or adequacy or efficiency of any system or component.

5. GOVERNING LAW & SEVERABILITY

This Agreement shall be governed by Tennessee state law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms and conditions shall remain in force between the parties.

9. OTHER SERVICES

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties. The

Company, as a courtesy, may provide the Client with a termite inspector referral and, as a courtesy, will attempt to arrange the initial termite inspection to coincide with the Client's Home Inspection. However, because this is a courtesy referral and not a contracted service, the Client agrees to release the Company from all liability relating to damages arising from errors in inspections, letters and/or treatments by the termite inspection company and any relationship beyond or business conducted beyond the initial termite inspection is between the Client and termite inspection company.

10. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES

This Agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. The Client agrees that this Agreement is a family obligation and shall be binding upon their spouses in the interest of the family residing in the inspected property.

11. DISPUTE RESOLUTION - MEDIATION/ARBITRATION CLAUSE

Any and all disputes, demands, claims or controversies arising out of or relating to this contract or the breach thereof, from or related to the inspection or inspection report, shall be submitted first to Mediation. If full settlement is not reached by the parties during the mediation process, the parties shall submit the unresolved issues to Binding Arbitration. Both the Mediation and Binding Arbitration shall be conducted by and according to the rules and procedures of Construction Dispute Resolution Services, LLC (CDRS). If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than CDRS, please submit your recommendation to us for our consideration. The parties acknowledge that if the dispute is submitted to Binding Arbitration, the decision of the Arbitrator shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court of competent jurisdiction. The cost of the CDRS Mediation and/or Binding Arbitration process, or any other dispute resolution provider, shall be shared equally by the parties.

NOTICE: YOU, THE CLIENT, AND THE COMPANY WOULD NORMALLY HAVE THE RIGHT TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE AND/OR JURY DECIDE THE DISPUTES, BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

Release Report to seller or REALTOR? If Client wishes copies of the Inspection Report distributed to seller and/or Realtor, Client must send separate email to the Inspector providing authorization to do so.

I have read, understand and agree to all the terms and conditions of this Agreement and to pay the fee shown above. I also understand that the on-line "click to sign" function to this electronic copy of the Inspection Agreement is equivalent to actual signatures and is binding on all parties.

Dated April 03, 2015

Clients name(s): Sample Report #4

Inspectors name: Jim Fuson

License #: 00001211