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Inspected By: Mike McPherson



Home Inspection Report

Prepared For:

Sampul Client

Property Address:

3832 Sample Drive

Maryville, TN 37804

Inspected on Tue, Jul 11 2017 at 6:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	1
Age Based On:	Listing
Bedrooms/Baths:	3/2
Door Faces:	South
Furnished:	No
Occupied:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Inspector and assistant

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Further Evaluation Required
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Marginal
Walkways:	Concrete Condition: Marginal
Steps/Stoops:	Not Present
Patios/Decks:	Wood Condition: Marginal



Comment 1:
Driveway shows signs of significant settling.

(Site continued)



Comment 2:
Walkway has numerous settling cracks.



Comment 3:
Repair work was in progress so final grading could not be determined.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Site continued)



Comment 4:
Improperly connected. Lag bolts needed.



Figure 4-1



Comment 5:
Deck is missing flashing.



Figure 5-1

(Site continued)



Comment 6:

Floor joist improperly attached. Toe nailed in rather than properly seated or hung with joist hangers.



Figure 6-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Condition: Satisfactory
Exterior Trim Material:	Vinyl Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory
Balconies:	Not Present
Railings:	Wood Condition: Satisfactory

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars, Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	Architectural asphalt
	Condition: Satisfactory
Approximate Roof Age:	1
Ventilation Present:	Soffit, Ridge Vents
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Metal
	Condition: Marginal
Soffit and Fascia:	Vinyl
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Concrete Block
	Condition: Further Evaluation Required
Signs of Water Penetration:	Stains
	Condition: Further Evaluation Required
Prior Waterproofing:	Perimeter Drain, Epoxy Injection
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Not Present
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 7:

Repair work was taking place on foundation wall. Monitor for moisture intrusion and settling issues.

Attic

Attic Entry:	Garage
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Fiberglass Batts
	Condition: Satisfactory

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Not Present
Vapor Retarder:	Installed
	Condition: Could not be inspected since it is installed under a slab floor. Edges were observed.
Underfloor Insulation:	Not Present
Ventilation Present:	Not Present
Moisture Condition:	Not Present

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	No
	Condition: Satisfactory

(Electrical continued)

Smoke Detectors: Hard Wired
Condition: Satisfactory

Sub Panel

Location:	Basement
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	No
	Condition: Satisfactory

HVAC

HVAC System Type: Central Split System



Comment 8:
Not drained away from foundation.



Figure 8-1

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Goodman
Heating Fuel:	Electric
	Condition: Satisfactory
Input BTUs:	Na
Output BTUs:	48000
Approximate Age:	1
Filter Type:	Washable
	Condition: Satisfactory
Output Temperature:	Unable To Test Due To High Outdoor Tempetature.
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Goodman
Condensor Size:	48,000 BTU (4 Tons)

(Cooling continued)

Condenser Approximate Age:	1
Expansion Coil Make:	Not Present
Expansion Coil Size:	Not Present
Expansion Coil Approximate Age:	Na
Condensate Drainage:	To Exterior Condition: Marginal
AC Supply Air Temp:	73
AC Return Air Temp:	58
AC Temperature Drop:	15

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	PEX Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Septic System
Waste Pipe Material:	PVC Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	Not Present

Water Heater

Manufacturer:	Whirlpool
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	1
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory

(Water Heater continued)

Fuel Disconnect:	Not Present
Seismic Straps Installed:	Not Present

Bathrooms

Bathroom #1

Location:	By Living Room
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Repair or Replace
Sink(s):	Single Vanity Condition: Marginal
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #1 continued)



Comment 9:
Shower head leaks.



Figure 9-1



Comment 10:
Faucet leaks at base.

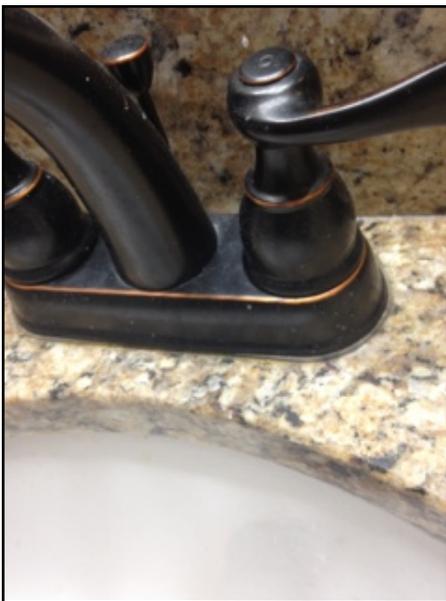


Figure 10-1

(Bathrooms continued)

Bathroom #2

Location:	Master Suite
Bath Tub:	Recessed, Recirculating Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Marginal
Ventilation Type:	Ventilator, Window Condition: Satisfactory
GFCI Protection:	Outlets, Recirculating Tub Condition: Satisfactory

(Bathroom #2 continued)



Comment 11:
Seal along baseboards.

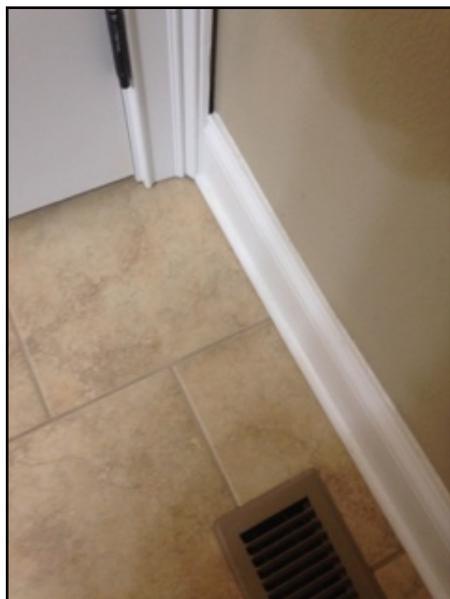


Figure 11-1

Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory

Bedrooms

Bedroom #1

Flooring:	Carpet Condition: Marginal
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory

(Bedroom #1 continued)

Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory



Comment 12:
Stains on carpet.



Comment 13:
Smoke detector missing.

Bedroom #2

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Casement Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory



Comment 14:
Smoke detector missing.

(Bedrooms continued)

Bedroom #3

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector Condition: Satisfactory
Windows:	Single Hung Condition: Repair or Replace
Doors:	Hinged Condition: Satisfactory



Comment 15:
Caulk around windows.



Figure 15-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Not Present
Range:	General Electric Condition: Satisfactory
Cooktop:	Not Present
Range Hood:	Built into microwave Condition: Satisfactory
Refrigerator:	Samsung Condition: Satisfactory
Dishwasher:	General Electric Condition: Satisfactory
Microwave:	General Electric Condition: Satisfactory
Disposal:	Not Present
Washer:	Not Present
Dryer:	Not Present

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	No Condition: Repair or Replace

(Laundry continued)

Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Samsung
	Condition: Satisfactory
Dryer:	Samsung
	Condition: Satisfactory



Comment 16:
Not GFCI protected.



Figure 16-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Wood Laminate
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Further Evaluation Required
Window Types:	Single Hung, Casement
	Condition: Satisfactory

(Interior continued)

Window Materials:	Vinyl
Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Not Present



Comment 17:
Evidence of previous repair in kitchen.



Figure 17-1

Basement

(Basement continued)



Comment 18:
Identification picture.

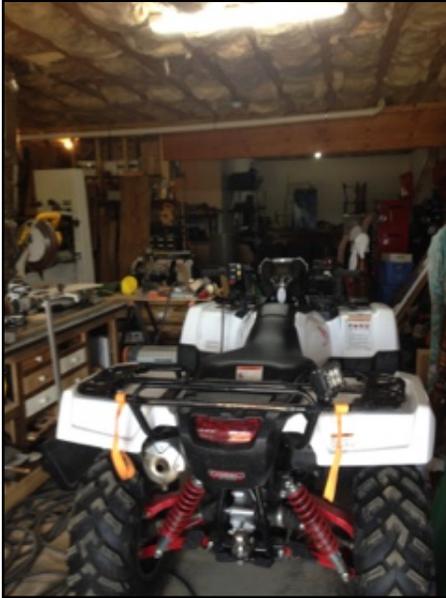


Figure 18-1



Figure 18-2



Comment 19:
Settling crack in slab.



Figure 19-1



Figure 19-2

(Basement continued)



Figure 19-3



Comment 20:
Indication of moisture intrusion.



Figure 20-1

(Basement continued)



Comment 21:
Electrical wire looped under ceiling joist.



Figure 21-1



Comment 22:
Open hole in slab.



Figure 22-1

(Basement continued)



Comment 23:
Drywall damaged.

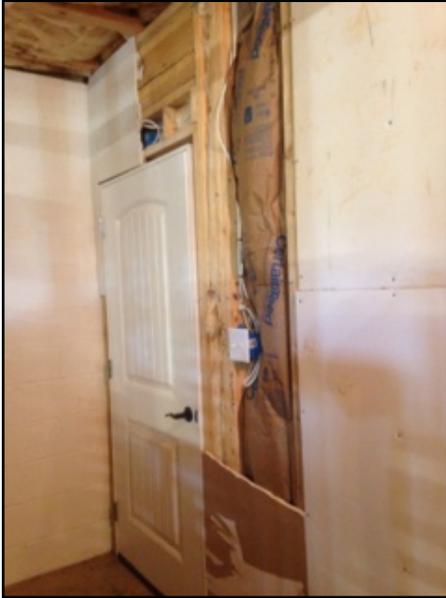


Figure 23-1



Comment 24:
Energy loss around doors. Check seals and caulking.



Figure 24-1

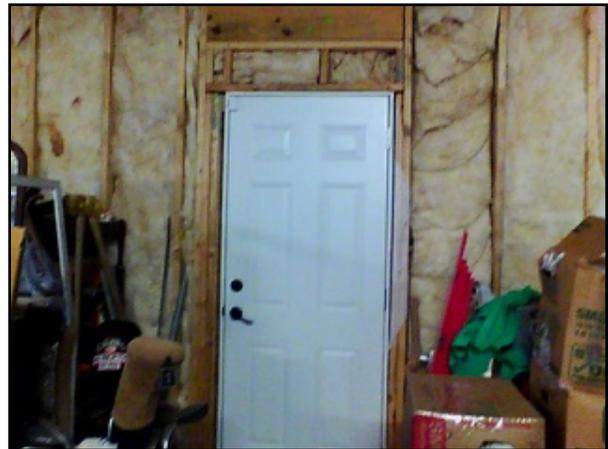


Figure 24-2

(Basement continued)

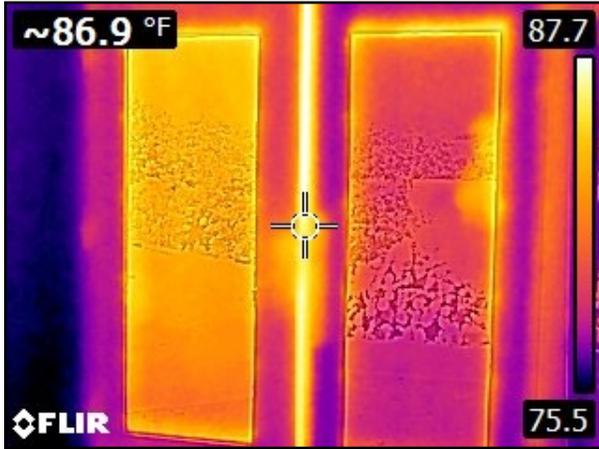


Figure 24-3



Figure 24-4



Comment 25:

Missing insulation. Repair or replace missing insulation.

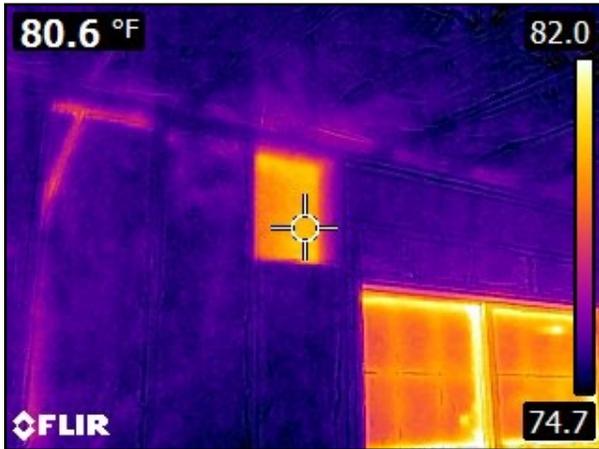


Figure 25-1



Figure 25-2

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

- 1) Driveway shows signs of significant settling.
- 2) Walkway has numerous settling cracks.
- 3) Repair work was in progress so final grading could not be determined.



Figure 3-1



Figure 3-2

(Report Summary continued)



Figure 3-3

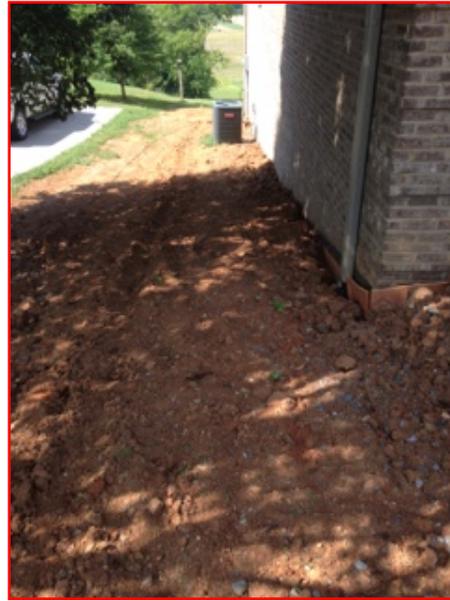


Figure 3-4

4) Improperly connected. Lag bolts needed.



Figure 4-1

5) Deck is missing flashing.

(Report Summary continued)



Figure 5-1

6) Floor joist improperly attached. Toe nailed in rather than properly seated or hung with joist hangers.



Figure 6-1

(Report Summary continued)

Structure

7) Repair work was taking place on foundation wall. Monitor for moisture intrusion and settling issues.

HVAC

8) Not drained away from foundation.



Figure 8-1

(Report Summary continued)

Bathrooms: Bathroom #1

9) Shower head leaks.



Figure 9-1

10) Faucet leaks at base.

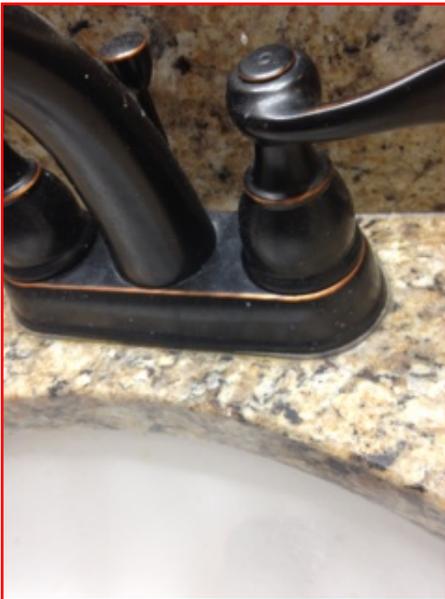


Figure 10-1

(Report Summary continued)

Bathrooms: Bathroom #2

11) Seal along baseboards.

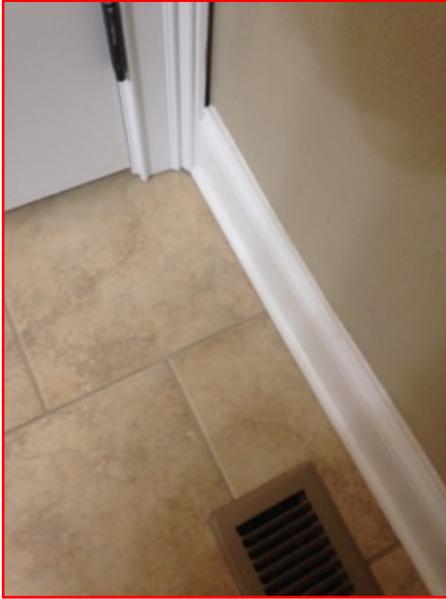


Figure 11-1

Bedrooms: Bedroom #1

12) Stains on carpet.

13) Smoke detector missing.

Bedrooms: Bedroom #2

14) Smoke detector missing.

(Report Summary continued)

Bedrooms: Bedroom #3

15) Caulk around windows.



Figure 15-1

Laundry

16) Not GFCI protected.



Figure 16-1

(Report Summary continued)

Interior

17) Evidence of previous repair in kitchen.



Figure 17-1

Basement

18) Settling crack in slab.



Figure 19-1



Figure 19-2

(Report Summary continued)



Figure 19-3

19) Indication of moisture intrusion.



Figure 20-1

20) Electrical wire looped under ceiling joist.

(Report Summary continued)



Figure 21-1

21) Open hole in slab.



Figure 22-1

22) Drywall damaged.

(Report Summary continued)

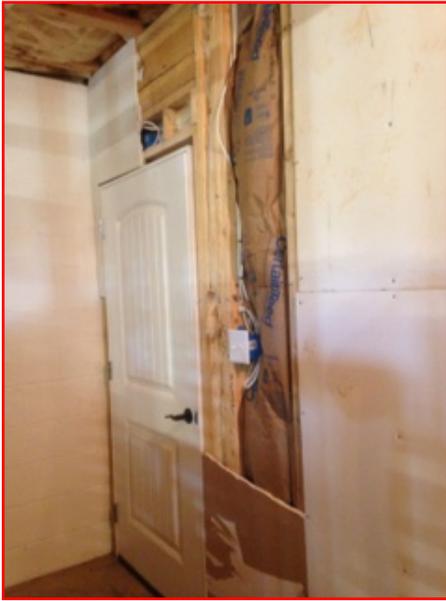


Figure 23-1

23) Energy loss around doors. Check seals and caulking.



Figure 24-1

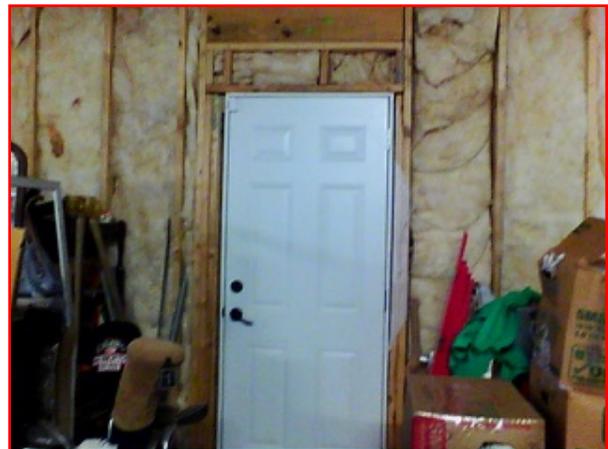


Figure 24-2

(Report Summary continued)

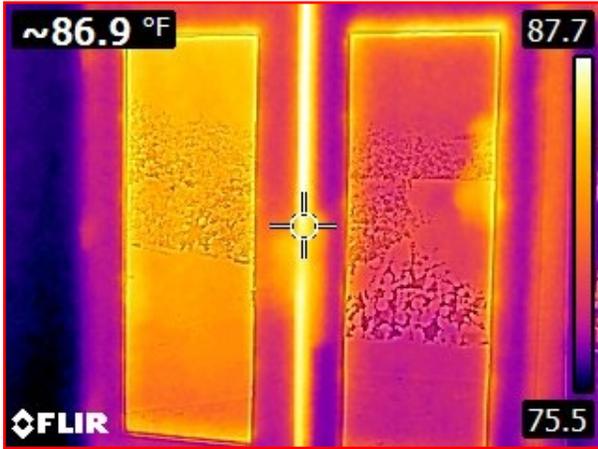


Figure 24-3



Figure 24-4

24) Missing insulation. Repair or replace missing insulation.

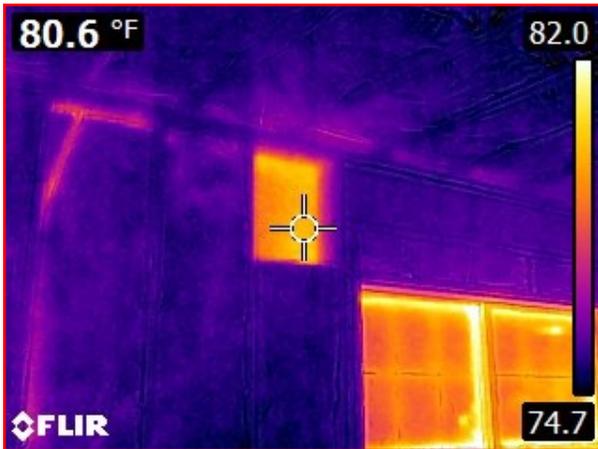


Figure 25-1



Figure 25-2