

Hensley Home Check, LLC

24 Vesta Sue Court
Jonesborough TN 37659-5704
Inspector: Michael Hensley
State of Tennessee #1378









Summary

Client(s): **Mr. And Mrs. Homebuyer**
Property address: **111 Anywhere, USA**
Inspection date: **Sunday, April 17, 2016**

This report published on Sunday, April 17, 2016 8:24:20 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Exterior and Foundation

- 1 🛠️ - The brick veneer was cracked in one area. Recommend that a qualified contractor repair as necessary by caulking or reprinting the brick.



Photo 1-1

- 2 🛠️ 🔍 - Damage to outside door frame. Recommend repair.



Photo 2-1

Crawl Space

- 3 ⓘ - One or more crawl space vents were intentionally blocked. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.



Photo 3-1



Photo 3-2

Roof


5  - Recommend extending downspout so the rainwater is discharged 5' from the homes exterior.



Photo 5-1

Garage or Carport


8  - The photoelectric sensors that trigger the auto-reverse feature on the garage vehicle door automatic opener were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices.



Photo 8-1


9  - The control button for operating the automatic garage vehicle door opener was loose. Recommend re-securing button to the wall.



Photo 9-1

Electric



11   - One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. Recommend that a qualified electrician repair as necessary.



Photo 11-1




12    - One or more electric receptacles at the kitchen, full bath and/or garage had no visible ground fault circuit interrupter (GFCI) protection. Receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of the home should be GFCI protected. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.





Photo 12-1



Photo 12-2



Photo 12-3

13   - Smoke alarms were missing from one or more bedrooms and/or in the attached garage. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.



14   - One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.



Photo 14-1



15   - One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 15-1

Plumbing / Fuel Systems


17  - Low flow was found at one or more sinks and/or bathtubs when multiple fixtures were operated at the same time. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 17-1



Photo 17-2



Photo 17-3


18  - One or more leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.




Photo 18-1



Photo 18-2

Heating, Ventilation and Air Condition (HVAC)

22  - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Kitchen


24  - One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 24-1

Bathrooms, Laundry and Sinks



25  - One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.



Photo 25-1

26  - The bathtub drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.

Interior, Doors and Windows


27  - One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 27-1

Hensley Home Check, LLC

24 Vesta Sue Court
Jonesborough TN 37659-5704
Inspector: Michael Hensley
State of Tennessee #1378



Property Inspection Report







Client(s): **Mr. And Mrs. Homebuyer**
Property address: **111 Anywhere, USA**
Inspection date: **Sunday, April 17, 2016**

This report published on Sunday, April 17, 2016 8:24:20 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

General Information

Report number: 0011
Time started: 10:00am
Time finished: 1:00pm
Present during inspection: Client
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), Sunny
Temperature during inspection: Warm, 60
Inspection fee: 275
Payment method: Check
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 40
Source for main building age: Client
Front of building faces: Southeast
Main entrance faces: Southeast
Occupied: No

Grounds

Site profile: Level, Minor slope
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Concrete, Tile

Exterior and Foundation

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Brick veneer
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Crawl space
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Poured in place concrete


- 1)  The brick veneer was cracked in one area. Recommend that a qualified contractor repair as necessary by caulking or reprinting the brick.



Photo 1-1


- 2)  Damage to outside door frame. Recommend repair.



Photo 2-1

Crawl Space

Crawl space inspection method: Traversed

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Built-up wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Insulation material underneath floor above: None visible

Condition of vapor barrier: Required repairs, replacement and/or evaluation (see comments below)

Vapor barrier present: Yes

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: Unconditioned space, with vents


-
- 3)  One or more crawl space vents were intentionally blocked. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.



Photo 3-1



Photo 3-2

-
- 4) Vapor barrier in crawlspace was loose and torn in places. Recommend repairing the vapor barrier.



Photo 4-1

Roof

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Metal panel

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

-
- 5) 🛠️ Recommend extending downspout so the rainwater is discharged 5' from the homes exterior.



Photo 5-1

6) Roof Photos



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5

Attic and Roof Structure

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or obscured)

Vermiculite insulation present: None visible

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents, Enclosed soffit vents

7) Attic Photos



Photo 7-1



Photo 7-2



Photo 7-3

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Tilt-up

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None visible



- 8)   The photoelectric sensors that trigger the auto-reverse feature on the garage vehicle door automatic opener were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices.



Photo 8-1


- 9)  The control button for operating the automatic garage vehicle door opener was loose. Recommend re-securing button to the wall.



Photo 9-1

- 10) Garage Door Opener Photos



Photo 10-1



Photo 10-2

Electric

Electric service condition: Appeared serviceable

Primary service type: Overhead

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested




- 11)    One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. Recommend that a qualified electrician repair as necessary.



Photo 11-1




12)    One or more electric receptacles at the kitchen, full bath and/or garage had no visible ground fault circuit interrupter (GFCI) protection. Receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of the home should be GFCI protected. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices.





Photo 12-1



Photo 12-2



Photo 12-3

13)   Smoke alarms were missing from one or more bedrooms and/or in the attached garage. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.



14)   One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.



Photo 14-1



15)   One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 15-1

16) Electrical Meter, Electrical Panel, and Electrical Panel Interior



Photo 16-1



Photo 16-2



Photo 16-3
Main Breaker Location

Plumbing / Fuel Systems

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Crawl space

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic


-
- 17)  Low flow was found at one or more sinks and/or bathtubs when multiple fixtures were operated at the same time. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 17-1



Photo 17-2



Photo 17-3


18)  One or more leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 18-1



Photo 18-2

19) Pressure Reducing Valve and Main Water Shut-Off Valve



Photo 19-1

20) Water Meter



Photo 20-1

Water Heater

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity
Capacity (in gallons): 40
Temperature-pressure relief valve installed: Yes
Location of water heater: Garage
Hot water temperature tested: Yes

21) Water Heater Photos



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4
Water Heater Shut-Off Valve



Photo 21-5

Heating, Ventilation and Air Condition (HVAC)

General heating system type(s): Heat pump

General heating distribution type(s): Ducts and registers


Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

22)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

23) HVAC Indoor/Outdoor Unit Photos



Photo 23-1



Photo 23-2
Outdoor Unit Disconnect



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6



Photo 23-7



Photo 23-8
Indoor Unit Disconnect



Photo 23-9
Condensate Pump

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an

estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable


24)  One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 24-1

Bathrooms, Laundry and Sinks

Location #A: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows


Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

25)  One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.



Photo 25-1

26)  The bathtub drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.

Interior, Doors and Windows

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Single-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Wood or wood products, Laminate, Tile



27)   One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 27-1

Your default report footer here...