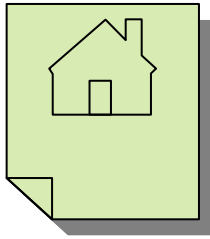


**HOME**  
**PROPERTY**



**SCAN**  
**INSPECTIONS**



The following report was prepared for the buyers of the home and property at 1400 Main St. Anywhere City, Tennessee. The inspection was conducted on January 11, 2010 and began at 9:00 A.M. The age of the home is approximately 21 years. The weather at the time of the inspection was dry and sunny and the temperature was approximately 45 degrees. The home was occupied at the time of the inspection. The homebuyers were present for the inspection and the buyer's realtor was present as well.

## Structural Description

The attic and crawl spaces were entered, traversed, and visually inspected. The attic is accessed by a pull down staircase in the hall and the crawl space is accessed through a door on the left side exterior. The foundation of the home consists of



cement blocks on a poured concrete footing. 2 x 10 joists on 16-inch centers were used in the floor framing. The walls in the home consist of wood stud framing. The ceiling is framed with 2x6 wood joists. The roof is framed with 2x8 rafters on 16-inch centers. The attic has loose fill cellulose insulation. The insulation depth was measured at approximately 6-8 inches which is slightly below recommended levels. No vapor barrier was noted in the attic.



Exterior wall insulation was not visible. The crawl space is not insulated and no vapor barrier is present. Foundation vents should be open in warm weather and closed in cold weather. Due to clearance limitations, insulation, and construction styles, not all areas of crawl spaces and attics are accessible for visual inspection.

## Exterior Description

The lot slopes from the rear to the front. Several mature trees were noted on the lot. Trees and other vegetation were inspected for any possible invasions or damage to the



home. The front of the home faces south. The windows are covered with wood trim. The soffit and fascia is wood. The home is covered with brick veneer and composite siding. 4-inch

aluminum gutters and downspouts were noted on the home. Exterior doors are located at the front and rear of the home. The driveway is



constructed of gravel. The front porch is concrete with a brick face. A concrete walkway leads to the front porch. A concrete patio is at the rear of the home.

## Roof Description

The roof was inspected by walking on the surface, from a ladder at the eaves, and from the ground with binoculars. The roof is a moderate pitch in a gable style. The shingles on the home are asphalt composition. The roof sheathing is OSB board. Metal and neoprene plumbing flashings and metal counter flashings were noted. Roof drainage is transported through gutters and downspouts. Metal convection vents and soffit vents were noted on the home. The inside of the attic was also inspected for leak stains and damaged roof sheathing and framing. All roof penetrations were also inspected. The shingles appear to be approximately 8 to 12 years old; which is in the mid-life range.



## Interior Description

The walls in the home consist of painted drywall, tile, and sections of wallpaper. The ceilings in the home are painted drywall. The flooring in the home consists of hardwood, carpet and tile. Observed appliances were; Maytag dishwasher, G.E.



range, and Kenmore microwave. The kitchen cabinets and counters are functional. A full master bath, a full hall bath, and a half hall bath were noted in the home. Vinyl double-hung windows were noted in the home. The exterior doors in the home are metal and the interior doors are wood. A wood burning solid fuel burning masonry fireplace was noted in the living room. The chimney is masonry. There one story in the



home. Smoke detectors were noted in the home. **Note: homes built prior to 1978 could possibly have lead based paint and/or asbestos materials. No determination was made in this inspection concerning the presence of these materials.**

# Electrical System Description

The service to the home is underground. The service and meter base is located on the left exterior wall of the home. The service panel is located in the utility room. The service is a 200 amp 240/120 volt system. The main breaker is located



in this panel. Circuit breakers provide the overload protection. The panel was manufactured by Siemens. The service conductors are stranded aluminum. Sub panels were noted in the attic for the HVAC unit and on the rear wall for the condensing unit. A grounding electrode conductor was observed at the meter base. The grounding electrode was not visible. Non-metallic sheathed cables with copper conductors were used in the branch circuits. USE and/or SE



cable with stranded aluminum conductors was used on the HVAC systems. GFCI receptacles were noted in the bathrooms. The voltage measured at the main panel was 254 volts phase to phase and 126 volts phase to ground. Both phases were balanced to ground. Smoke detectors were noted in the home.

## Plumbing System Description

The home is supplied with city water. Copper pipes were used for supply. The drains, vents, and waste pipes are PVC. The home is on a sewer system. The water shut off valve is located in the crawl space.



The water heater is located in the utility room. It is a 40,000 btu gas heater and has a 50 gallon capacity. A pressure and temperature relief valve and proper downpipe were noted on the tank. The heater was manufactured by Whirlpool in 2002. All accessible plumbing lines were checked for proper pressure, temperature and drainage. The water heater thermostat should be set to a maximum of 120 degrees to avoid scalding. The water was measured at 116 degrees.



# HVAC System Description

The heating system is a gas-fired forced-air furnace. The air-conditioning is a 2.5 ton electric unit. The system was manufactured by ICP in 1996. The system is a split type with the air-handler/furnace located in the attic and the



condensing unit located at the rear of the home exterior. The forced air is transferred through metal ducts and floor and ceiling registers. The supply air was measured at 102 degrees in the heating mode. All accessible registers were checked for adequate air flow. Heat exchangers and vent systems on gas systems should be checked annually by a qualified HVAC technician and carbon monoxide detectors should be installed in any home with gas appliances. Air conditioning systems cannot be properly checked when outside temperatures are below 65 degrees.



Regular changing of filters, cleaning of ducts and coils are essential to maintaining a clean air environment in the home. The main gas shut-off valve is located at the meter on the right exterior side of the home. The fuel is a public utility natural gas system. The gas distribution piping was inspected where visible and accessible.



## Concerns and Recommendations

Circuit breakers #21 and #23 are Square D breakers and are not approved for this Siemens panel. These should be replaced with the proper Siemens breakers.



The bath exhaust fan duct should be extended to the vent or exterior.



The vent for the water heater has an improper slope. This should slope a minimum of  $\frac{1}{4}$  inch per foot **toward the water heater**. This slope is away from the heater. This should be evaluated and repaired by a qualified professional



Open splices were noted in the crawl space. One was noted at the connection for the electronic air filter and the other in the feeder for the Carrier HVAC unit (approximately under the front door entry area). These splices should be contained in covered junction boxes.



The plumbing vent on the left side roof has a split flashing boot and should be sealed.



Several loose gutter nails were noted around the home. These should be properly secured.



- The GFCI receptacle on the front porch will not trip when tested and needs replacement.
- The attic insulation level is low. Additional insulation will increase the efficiency of the heating system.

- The window in the master bathroom and the side window in the living room are fogged by broken vapor seals.
- The ceiling fan in the front bedroom has a significant wobble and needs to be properly secured.
- The air handler/furnace in the attic has a manufacturer's data plate that rates the heater kit for this unit to have a minimum ampacity of 40 amps. The wire and breakers for this unit are rated for only 30 amps. I recommend having this evaluated and repaired by a qualified HVAC professional.
- The kitchen sink spray nozzle is leaking and needs repair.
- The dishwasher is not fastened to the countertop.
- The main circuit breaker panel should be labeled for the branch circuits.
- A vapor barrier is recommended in the crawl space to minimize moisture levels and to protect the wood framing.

**WE RECOMMEND THAT ALL REPAIRS BE MADE BY QUALIFIED AND OR LICENSED PROFESSIONALS.**

**HOMESCAN IS AVAILABLE FOR A RE-INSPECTION OF LISTED REPAIRS IF DESIRED.**

**Inspector: Mike Twitty  
Tn. License #100**