

Habitec Inspections, LLC

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Acceptable means the item is operational without obvious signs of defect. Additionally, as a service to the Client, the Inspector may provide informational comments. These comments will appear in black print.
Functional	Functional, as intended, at the time of Inspection. However, the Inspector may make recommendations for improvement or maintenance. These recommendations will appear in green print.
Marginal	Item is not fully functional and requires repair or servicing. Text will appear in blue print.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function. Text will appear in red print.
Not Present	Item not present or not observed.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of utility support (electricity, fuel, or water), inaccessible, disconnected at the time of inspection, or because it is beyond the scope of the Inspection.

General Information

Property Information

Property Address



City Nashville State TN Zip 37204

Client Information

Client Name

Client Address

City Nashville State Tennessee Zip 37214

Telephone Email

Contact Name

Telephone Email

Inspection Company

Inspector Name Robert A. Dirienzo

Company Name Habitec Inspections, LLC

Address PO Box 413

City Brentwood State Tennessee Zip 37024

Phone (615) 428-8783 Fax (866) 290-7405

E-Mail rob@habitecinspections.com

Conditions

Others Present Property Occupied No

Inspection Date

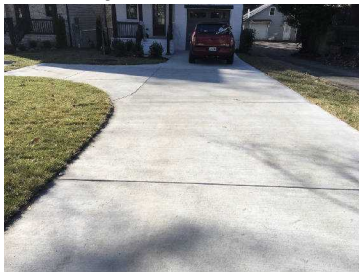
General Information (Continued)

Start Time 0900 End Time 1300
Weather Partly sunny Temperature 28 F Soil Conditions Frozen
Building Type Single family Garage Attached
Estimated Age 2017 Building Faces North
Space Below Grade Crawl Space
Additions/Modifications N/A
Electric On Yes
Gas/Oil On Yes
Water On Yes

Lots and Grounds

PERIODIC MAINTENANCE: Maintain proper grade so surface water flows away from the foundation of the building. Refill areas that may have settled around foundation walls. Keep any surface and subsurface drains free of debris. Prevent earth to wood contact of siding, trim or structural members unless the wood is properly treated. Monitor retaining walls for deterioration or movement. Repair any loose or uneven sections of parking lots, driveways, sidewalks, and steps that may become unsafe. Keep all vegetation at least 18 inches away from the building.

1. Acceptable Driveway: Concrete



2. Acceptable Walks: Concrete

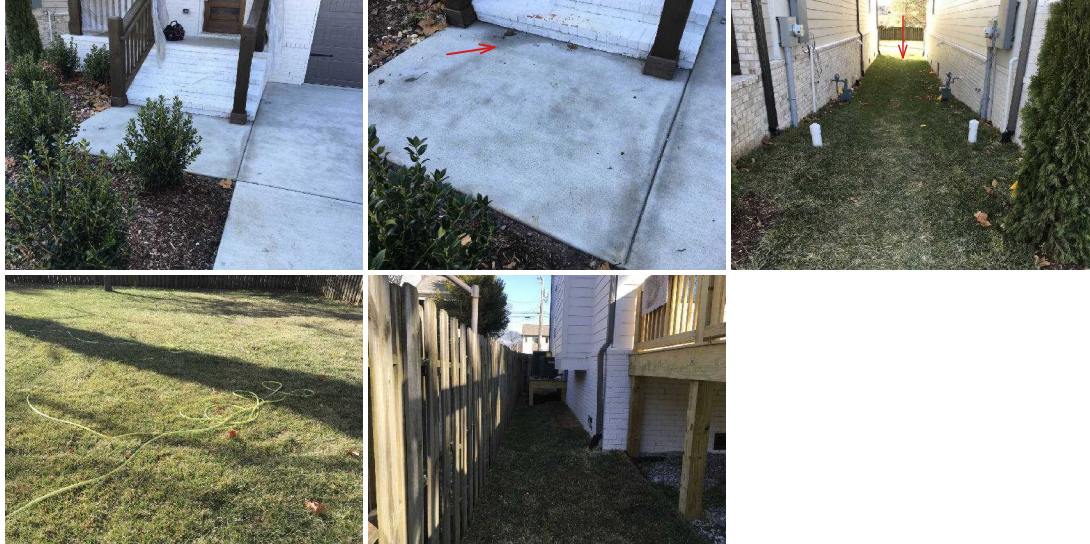
3. Acceptable Steps/Stoops: Brick



4. Functional Grading: Moderate slope, Flat, Negative slope - The grading and driveway is directing water to the base of the first step at the front of the home. Recommend Repair (Photo 2). Water is collecting between the two homes and does not appear to have sufficient drainage (Photo 3).

Lots and Grounds (Continued)

Grading: (continued)



5. Acceptable

Swale: Adequate slope and depth for drainage

6. Acceptable

Vegetation: Shrubs - It is recommended that all vegetation be maintained at a distance of at least 18 inches to the structure and that trees not be allowed to overhang the roof.

7. Acceptable

Exterior Surface Drain: Surface drain

8. Acceptable

Service Caps: PVC



9. Acceptable

Fences: Wood - Fences are beyond the scope of this Inspection. Comment offered only as a courtesy to the Client.

10. Acceptable

Exterior Electric Outlets: 120 VAC GFCI - GFCI protected outlets or circuits are recommended for all exterior outlets.

11. Acceptable

Exterior Lighting: Surface mount

Exterior Surface and Components

PERIODIC MAINTENANCE: Caulk or seal any cracks or holes that would allow any penetration into wall covering or trim. Maintain paint or sealant on wood surface, replace missing mortar in brick and stone, seal cracks in stucco, and repair siding to protect structure from outside elements. Keep all vegetation at least 18 inches away from building structure.

DISCLAIMER: It is beyond the scope of this Inspection to verify the integrity of multi-pane window thermal seals. If the integrity is obviously breached, a note will be made on the report.

1st Floor Exterior Surface. Exterior Surface

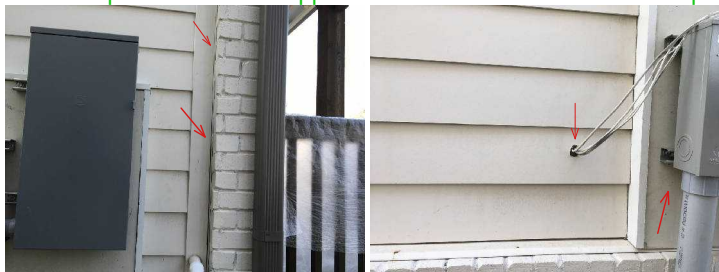
- 1. Functional** **Type: Brick Veneer -** Potential for water penetration noted in unsealed areas. Recommend sealing to prevent water intrusion.



- 2. Acceptable** **Weep Holes: Accessible -**

2nd Floor Exterior Surface Exterior Surface

- 3. Functional** **Type: Composite Siding -** Several cut outs not sealed and along mating surfaces. The surface behind the electrical panels does not appear to be treated. Recommend Repair.



- 4. Acceptable** **Flashing: Composite**

- 5. Functional** **Trim: Composite -** Meeting surfaces should be sealed to prevent water intrusion. Recommend Repair.

Exterior Surface and Components (Continued)

Trim: (continued)



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Functional

Fascia: Composite

Soffits: Composite

Door Bell: Hard Wired

Entry Doors: Front Door, Framed Glass, Wood - Note gap in upper right hand corner.



- 10. Acceptable

Entry Doors: Rear Door, Framed Glass



- 11. Acceptable

Entry Doors: Garage Door

Exterior Surface and Components (Continued)

Entry Doors: (continued)



12. Acceptable

Deadbolt Locks: Mechanical

13. Functional

Steps/Stoops: Concrete, Brick - Note crack in brick in Photo 2. Recommend Repair.



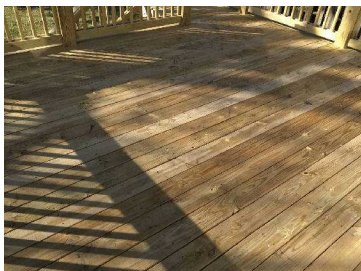
14. Functional

Porch: Concrete, Covered - Roof is not Finished.



15. Acceptable

Deck: Wood



Exterior Surface and Components (Continued)

16. Acceptable Exterior Lighting: Surface Mount



17. Acceptable Exterior Electric Outlets: 120 VAC GFCI - GFCI protected outlets or circuits are recommended for all exterior outlets.

18. Not Inspected Cable TV Junction Boxes: None Observed - Note-penetration hole is not sealed.



19. Acceptable Hose Bibs: Rotary Handle



20. Acceptable Gas Meter: Exterior surface mount.



21. Acceptable Main Gas Valve: Located at Gas Meter

Roof

PERIODIC MAINTENANCE: Have roofs inspected annually for signs of deterioration, loose or missing shingles and any surface irregularities. Check flashing at vents, skylights, chimney chases, and where roof surfaces meet side-walls. Clean leaves and debris from roof surfaces, especially roof valleys and gutters. Make sure gutters and downspouts are free flowing and that water is carried away from the foundation of the building. HABITEC will provide an estimate of the roof age, if possible. However, the seller, owner or occupant will have the best information regarding the age and history of the roof. Therefore, it is recommended that you ask the appropriate individual about the age and history of the roof. The estimate of age provided by HABITEC is only an approximation. For more specific information, you may want to request a copy of the installation permit. A permit will reveal the exact age of the roof and any warranty or guarantee that might be applicable. Additionally, you may wish to include comprehensive roof coverage in your building insurance policy, or obtain a roof certification from an established and licensed roof company.

Main Structure Roof Surface

1. Method of Inspection: Ground level
2. Not Inspected Unable to Inspect: 75% - Unable to Inspect completely due to the height and slope of the roof.



3. Acceptable Material: Composite Shingle
4. Type: Gable, Hip
5. Approximate Age: New
6. Not Present Exposed Felt: None Observed
7. Are the fasteners exposed? No Exposed fasteners can lead to a failed roof system.
8. Not Present Standing Water: None Observed.

9. Acceptable Flashing: Composite

10. Functional Valleys: Composite Shingle - The gutter system servicing this area of the home does not appear to be sufficient to handle the volume of water coming from the roof. Recommend confirmation that this has been considered and is sufficient.



11. Acceptable Plumbing Vents: PVC - Plumbing vents often contain a rubber-like neoprene component that closes around the vent pipe. Have this component evaluated each year for integrity. These neoprene components usually last only 7-8 years before needing repair. If you see one that is cracked or torn, act quickly to get it repaired. Failure to do so may result in a roof leak.
12. Not Present Electrical Mast: Underground utilities
13. Acceptable Gutters: Metal

Roof (Continued)

14. Acceptable Downspouts: Metal
15. Not Present Splash Blocks: None Observed
16. Acceptable Leader/Extension: Underground - The downspout to leader connection must maintain integrity in order for the water management system to function properly. Inspect this connection often to verify that water runoff is being carried away from the structure. The end of the extension should be open and clear or terminate at a functional pop-up devise.



Attic

PERIODIC MAINTENANCE: Periodically enter attic areas during a rain period (use caution when stepping) and check for evidence of leaks, especially at roof penetrations such as flue vents, skylights, roof vents and flashing around chimney chases. Inspect and tighten hinge bolts and nuts on pull-down stairs before using them. All attics are hot in the summer time, but extreme temperatures or mildew could indicate the need for additional ventilation. If the attic is hot and a thermostatically controlled fan is installed, verify that the fan is operating. Check for insulation that has been disturbed, compressed or is blocking ventilation airflow. Proper insulation and ventilation will improve asphalt shingle life and reduce excessive moisture build-up.

Main Building Attic

1. Acceptable Access Point: Second Floor, Bedroom



2. Method of Inspection: In the attic



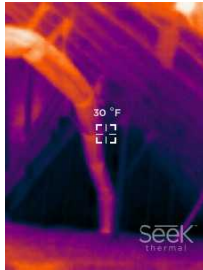
3. Not Inspected Unable to Inspect: 45% - Unable to view some of the attic due to lack of access which effected safety and footing.
4. Acceptable Roof Framing: Dimensional Lumber Rafter System

Attic (Continued)

5. Not Inspected Sheathing: None Observed - Sheathing is blocked from view by aluminum based backing. This backing is an excellent feature for a home. Infrared view does not indicate any penetrations.



6. Acceptable Flooring: Dimensional Wood
7. Acceptable Insulation: Blown in



8. Acceptable Insulation Depth: Greater than 10"
9. Not Inspected Vapor Barrier: Unable to Observe
10. Acceptable Ventilation: Gable, roof and soffit vents
11. Acceptable Wiring/Lighting: 120 VAC lighting circuit
12. Not Present Water Penetration: None Observed
13. Acceptable Bathroom Fan Venting: Flexible Sleeve - Venting to the inside of the soffit or attic may damage soffit or attic components. HABITEC recommends venting "through" the soffit or roof to the exterior.



14. Acceptable Furnace/Water Heater Vent Pipe: Metal -



Kitchen

PERIODIC MAINTENANCE: Maintain caulk or sealing at sink to countertop, back splash and seams in countertop exposed to water. Check regularly under sinks for leaks and condition of plumbing. Filters in cook top ventilation systems should be cleaned or replaced when dirty. Test GFCI outlets monthly.

DISCLAIMER: Appliances are Inspected in a basic mode only. Not all modes of operation are Inspected.

1st Floor Kitchen

1. Acceptable Cooking Appliances: Cook-Top



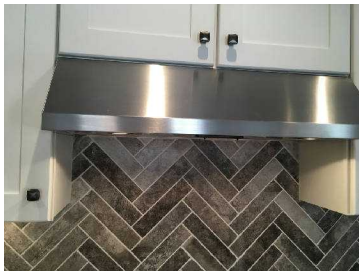
2. Acceptable Cooking Appliances: Oven, Gas, Oven



3. Acceptable Cooking Appliances: Electric Oven



4. Acceptable Ventilator: Overhead Microwave Mounted, Overhead with Light



Kitchen (Continued)

5. Defective Disposal: In-Sinkerator - **Inoperative-Outlets servicing this connection had no power. There were no tripped breakers in the electrical panel. Recommend Repair.**



6. Acceptable Dishwasher: Built-In - Only a basic cycle of the dishwasher is used to evaluate for leaks and operation. Not all modes or cycles are evaluated.
7. Acceptable Air Gap: Composite-High Loop



8. Not Present Refrigerator: Not installed to date - Appears serviceable, but only unit basic operation verified. Outlets for refrigerators are usually not Inspected due to limited access. Outlets that service the refrigerator should NOT be GFCI type or part of a GFCI circuit. This recommendation is due to the potential damage to the refrigerator contents from a nuisance trip of the GFCI device.



9. Acceptable Microwave: Built-In



Kitchen (Continued)

10. Acceptable

Sink: Stainless Steel



11. Functional

Faucets/Fixtures: Single Handle with Spray Head - **Faucet is not equipped with a stop. Recommend repair.**



12. Acceptable

Plumbing/Trap: Composite Plumbing, Composite Flexible Connector, PVC Trap

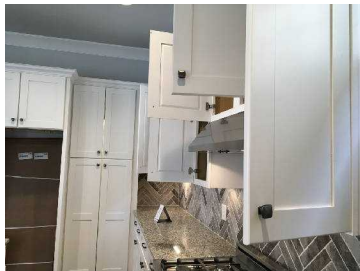
13. Acceptable

Counter Tops: Granite



14. Acceptable

Cabinets: Wood



15. Acceptable

Pantry: Walk In

Kitchen (Continued)

Pantry: (continued)



16. Not Present Closet: None Observed - Unable to observe all of the closet due to the storage of personal items.
17. Acceptable Ceiling: Painted Drywall

18. Acceptable Ceiling Height (Estimated): 10 Feet
19. Not Present Ceiling Fan: None Observed
20. Acceptable Walls: Painted Drywall, Ceramic Tile
21. Acceptable Floor: Wood



22. Acceptable Windows: Composite Fixed Pane
23. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI
24. Not Present Smoke Detector: None Observed
25. Functional HVAC Source: HVAC System Register-Floor Mount - Significant debris was observed in the supply duct(s) below the register(s). Photo is representative. Recommend cleaning.



Living Space

PERIODIC MAINTENANCE: Smoke alarms and carbon monoxide detectors should be installed on each level of the building and in the garage. Follow manufacturer's directions. Have your house or building tested for radon every two years. Radon is an invisible, odorless naturally occurring gas that has been linked to health problems including lung cancer. Most of Middle Tennessee is a high risk area for radon gas. Mold is also a potential health problem for homeowners and building owners. Be alert for mold-like substance on the walls and around HVAC vents, musty odors, or unexplained health problems. If any portion of your house or building experiences water penetration or damage, have the moisture dried in no greater than 48 hours to minimize the threat of mold. Call a mold specialist like HABITEC to evaluate mold-like substances or symptoms, if found.

1st Floor Hall Living Space

1. Acceptable Closet: Single - Unable to observe all of the closet due to the storage of personal items.



2. Acceptable Ceiling: Painted Drywall



3. Acceptable Ceiling Height (Estimated): 10 Feet

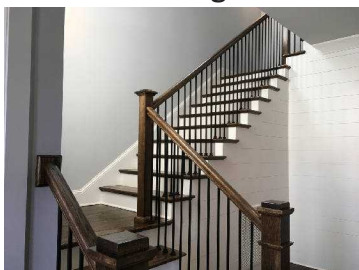
4. Acceptable Walls: Painted Drywall

5. Acceptable Floor: Wood



6. Acceptable Doors: Wood Interior Door

7. Acceptable Stairs and Railing: Wood Stairs, Metal Railing



Living Space (Continued)

8. Functional Electrical: 120 VAC outlets and lighting circuits - **Bulb appears to be out. Recommend Re-lamp and retest.**



9. Acceptable HVAC Source: HVAC System Register-Floor Mount

10. Acceptable Smoke Detector: Operational at the time of inspection.

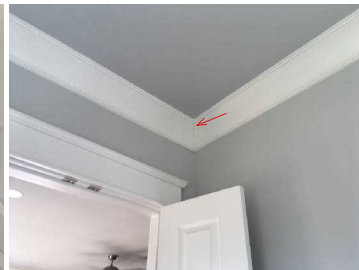
1st Floor Office Living Space

11. Acceptable Ceiling: Painted Drywall



12. Acceptable Ceiling Height (Estimated): 10 Feet

13. Functional Walls: Painted Drywall - **Miter joints are not sealed.**



14. Acceptable Floor: Wood

15. Functional Doors: Double Doors - **Door does not close properly. Recommend Repair.**



Living Space (Continued)

16. Acceptable Windows: Composite Multi-Pane, Without Screen. , Composite Fixed Pane



17. Acceptable Electrical: 120 VAC outlets and lighting circuits

18. Functional HVAC Source: HVAC System Register-Floor Mount - Significant debris was observed in the supply duct(s) below the register(s). Photo is representative. Recommend cleaning.



19. Not Present Smoke Detector: None Observed -

Living Room Living Space

20. Not Present Closet: None Observed

21. Acceptable Ceiling: Painted Drywall



22. Acceptable Ceiling Height (Estimated): 10 Feet

23. Acceptable Ceiling Fan: Fan with Light

24. Acceptable Walls: Painted Drywall



Living Space (Continued)

25. Functional Floor: Wood - Floor is split at the vent below window. Recommend Replacement.



26. Acceptable Windows: Composite Multi-Pane, Without Screen.



27. Acceptable Electrical: 120 VAC outlets and lighting circuits

28. Acceptable HVAC Source: HVAC System Register-Floor Mount

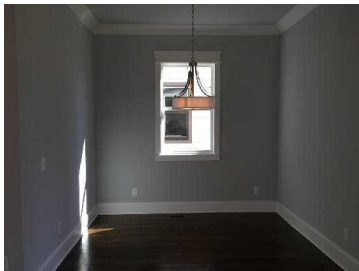
29. Not Present Smoke Detector: None Observed -

Dining Room Living Space

30. Acceptable Ceiling: Painted Drywall

31. Acceptable Ceiling Height (Estimated): 10 Feet

32. Acceptable Walls: Painted Drywall



33. Acceptable Floor: Wood

34. Acceptable Windows: Composite Multi-Pane, Without Screen.

35. Acceptable Electrical: 120 VAC outlets and lighting circuits

36. Acceptable HVAC Source: HVAC System Register-Floor Mount

37. Not Present Smoke Detector: None Observed

2nd Floor Hall Living Space

Living Space (Continued)

38. Acceptable Closet: Single



39. Acceptable Ceiling: Painted Drywall
40. Acceptable Ceiling Height (Estimated): 10 Feet
41. Acceptable Walls: Painted Drywall



42. Acceptable Floor: Wood
43. Acceptable Windows: Composite Multi-Pane, Without Screen.
44. Acceptable Electrical: 120 VAC outlets and lighting circuits
45. Not Present HVAC Source: Return only



46. Acceptable Smoke Detector: Operational at the time of inspection.

Fireplace/Wood Stove

PERIODIC MAINTENANCE: Solid fuel burning fireplaces should be inspected for excessive creosote build-up in the flue. Excessive creosote could cause a chimney fire and should be cleaned. Masonry fireplaces should be checked for cracked mortar and loose brick. Metal pre-fabricated fireplaces should be checked for cracks in the ceramic or masonry liner, integrity of the metal firebox and conditions of the flue to verify no damage and that the unit is properly sealed off from combustible materials. All dampers should be checked for proper operation.

Living Room Fireplace

1. Acceptable **Fireplace Construction: Prefabricated Metal-Ventless Gas - Fireplaces are not operated unless there is a limit switch ignition source for a gas fireplace and/or the pilot light is pre-lit.**
2. Type: Gas log-Ventless Gas Unit
3. Acceptable **Gas Shutoff Valve Location: At hearth extension. left side of Fireplace.**



4. Acceptable **Hearth: Pre-Fabricated Metal**



5. Acceptable **Hearth Extension: Tile -**

Bathroom

PERIODIC MAINTENANCE: Caulk, grout or seal missing grout or cracks at tub surrounding, shower stalls, shower pans, sink areas and around faucets and controls where subject to water penetrations. Repair or replace loose or damaged tile. Check regularly under sinks for leaks and condition of plumbing. Make sure window or vent fan is working properly to prevent moisture build-up in the bathroom. Test GFCI outlets monthly. Make sure toilets are secure to the floor, flush properly and water in the tank does not run continually.

1st floor main Half Bathroom

1. Acceptable **Ceiling: Painted Drywall**
2. Acceptable **Walls: Painted Drywall**
3. Acceptable **Floor: Wood**
4. Acceptable **Doors: Wood Interior Door**
5. Acceptable **Windows: Composite Multi-Pane, Without Screen.**

Bathroom (Continued)

6. Acceptable Sink/Basin: Pedestal



7. Acceptable Faucets/Fixtures: Dual Handle

8. Acceptable Plumbing/Traps: Composite Plumbing, Composite Connectors, PVC Trap



9. Acceptable Toilets: White Porcelain, Two Piece, Gravity Flow

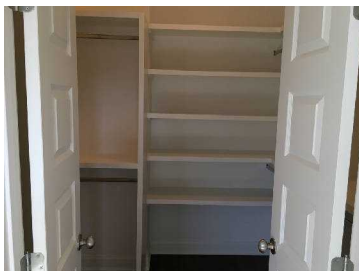
10. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI

11. Acceptable HVAC Source: HVAC System Register-Floor Mount

12. Acceptable Ventilation: Electric ventilation fan and window -

Master Bathroom

13. Acceptable Closet: Walk In



14. Acceptable Ceiling: Painted Drywall

15. Acceptable Walls: Painted Drywall

16. Acceptable Floor: Tile



Bathroom (Continued)

17. Functional Doors: Double Doors - Right door is difficult to close. Recommend repair.



18. Functional Windows: Composite Fixed Pane, Composite Multi-Pane, Without Screen. - Window is difficult to open. Recommend Repair.



19. Acceptable Counter/Cabinet: Wood, Granite

20. Functional Sink/Basin: Molded dual bowl, With Overflow Protection - There is paper in the right sink Overflow.

21. Acceptable Faucets/Fixtures: Dual Handle

22. Acceptable Plumbing/Traps: Composite Plumbing, Composite Connectors, PVC Trap



23. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround



24. Not Present Tub Enclosure: None Observed

25. Acceptable Faucets/Fixtures: Dual Handle

Bathroom (Continued)

26. Functional Shower/Surround: Ceramic Tile Pan, Ceramic Tile Surround - **Note paint.**



27. Acceptable Shower Enclosure: Glass Door



28. Acceptable Faucets/Fixtures: Single Handle

29. Acceptable Toilets: White Porcelain, Two Piece, Gravity Flow

30. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI

31. Acceptable HVAC Source: HVAC System Register-Ceiling Mount

32. Acceptable Ventilation: Electric ventilation fan and window -

East Bedroom Bathroom

33. Acceptable Ceiling: Painted Drywall

34. Acceptable Walls: Painted Drywall



35. Acceptable Floor: Tile

36. Acceptable Doors: Wood Interior Door

37. Acceptable Windows: Composite Multi-Pane, Without Screen.

38. Acceptable Counter/Cabinet: Wood, Granite

Bathroom (Continued)

39. Functional Sink/Basin: Molded single bowl, With Overflow Protection - **Overflow has paper in it.**



40. Acceptable Faucets/Fixtures: Dual Handle

41. Acceptable Plumbing/Traps: Composite Plumbing, Composite Connectors, PVC Trap



42. Functional Tub/Surround: Porcelain tub and ceramic tile surround



43. Functional Tub Enclosure: None Observed - **Tub to floor joint needs to be repaired.**

44. Acceptable Faucets/Fixtures: Single Handle

45. Acceptable Toilets: White Porcelain, Two Piece, Gravity Flow

46. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI

47. Acceptable HVAC Source: HVAC System Register-Ceiling Mount

48. Acceptable Ventilation: Electric ventilation fan and window -

East Bedroom Bathroom

49. Acceptable Ceiling: Painted Drywall

50. Acceptable Walls: Painted Drywall

51. Acceptable Floor: Ceramic tile

52. Acceptable Doors: Wood Interior Door

53. Acceptable Counter/Cabinet: Granite, Wood

Bathroom (Continued)

54. Functional Sink/Basin: Molded single bowl, With Overflow Protection - **Overflow has paper in it.**



55. Acceptable Faucets/Fixtures: Dual Handle

56. Acceptable Plumbing/Traps: Composite Plumbing, Composite Connectors, PVC Trap



57. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround

58. Acceptable Tub Enclosure: None Observed

59. Acceptable Faucets/Fixtures: Single Handle

60. Acceptable Toilets: White Porcelain, Two Piece, Gravity Flow

61. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI

62. Acceptable HVAC Source: HVAC System Register-Ceiling Mount

63. Acceptable Ventilation: Electric ventilation fan -

Bedroom

PERIODIC MAINTENANCE: Nail pops and small settlement and shrinkage cracks in walls and ceilings are common but larger cracks and separations should be investigated. Some wood constructed floor systems may have squeaks and all floors may have some unevenness due to construction or age. All bedrooms should have a smoke detector installed in the room or adjacent hallway. Incandescent bulbs in closets should be encased in a globe. Any room used as a bedroom should have one exit that opens to the outside of the structure.

Master Bedroom Bedroom

1. Acceptable Ceiling: Painted Drywall

2. Acceptable Ceiling Height (Estimated): Greater Than 10 Feet

Bedroom (Continued)

Ceiling Height (Estimated): (continued)



- 3. Acceptable Ceiling Fan: Fan With Light
- 4. Acceptable Walls: Painted Drywall
- 5. Acceptable Floor: Wood
- 6. Acceptable Doors: Wood Interior Door
- 7. Acceptable Windows: Composite Multi-Pane, Without Screen.



- 8. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 9. Functional HVAC Source: HVAC System Register-Ceiling Mount - **Air return is very noisy. Recommend Repair.**



- 10. Acceptable Smoke Detector: Operational at the time of inspection.

East Bedroom Bedroom

- 11. Acceptable Closet: Single-2

Bedroom (Continued)

Closet: (continued)



- 12. Acceptable Ceiling: Painted Drywall
- 13. Acceptable Ceiling Height (Estimated): 10 Feet
- 14. Acceptable Ceiling Fan: Fan With Light
- 15. Functional Walls: Painted Drywall - **Note Paint**



- 16. Acceptable Floor: Carpet
- 17. Acceptable Doors: Wood Interior Door
- 18. Acceptable Windows: Composite Multi-Pane, Without Screen.
- 19. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 20. Acceptable HVAC Source: HVAC System Register-Ceiling Mount
- 21. Acceptable Smoke Detector: Operational at the time of inspection.

West Bedroom Bedroom

- 22. Acceptable Closet: Single



- 23. Acceptable Ceiling: Painted Drywall
- 24. Acceptable Ceiling Height (Estimated): 10 Feet
- 25. Acceptable Ceiling Fan: Fan With Light

Bedroom (Continued)

26. Acceptable Walls: Painted Drywall



27. Acceptable Floor: Carpet

28. Acceptable Doors: Wood Interior Door

29. Acceptable Windows: Composite Multi-Pane, Without Screen.

30. Acceptable Electrical: 120 VAC outlets and lighting circuits

31. Acceptable HVAC Source: HVAC System Register-Ceiling Mount

32. Acceptable Smoke Detector: Operational at the time of inspection.

North Bedroom Bedroom

33. Acceptable Closet: Single



34. Acceptable Ceiling: Painted Drywall

35. Acceptable Ceiling Height (Estimated): 10 Feet

36. Acceptable Ceiling Fan: None Observed

37. Acceptable Walls: Painted Drywall

38. Acceptable Floor: Wood

39. Acceptable Doors: Wood Interior Door

40. Functional Windows: Composite Multi-Pane, Without Screen, Composite casement - **Windows do not have handles for opening.**

41. Acceptable Electrical: 120 VAC outlets and lighting circuits

42. Acceptable HVAC Source: HVAC System Register-Ceiling Mount

43. Acceptable Smoke Detector: Operational at the time of inspection.

Laundry Room and Janitor's Room

PERIODIC MAINTENANCE: Check regularly under the laundry tub and washer for leaks and general condition of the plumbing. Verify the dryer vent system is exhausting to the outside of the house. Monitor the dryer vent system for build-up of lint. Test the GFCI monthly

2nd Floor Laundry Room/Area

- 1. Acceptable Ceiling: Painted Drywall
- 2. Acceptable Walls: Painted Drywall
- 3. Acceptable Floor: Tile
- 4. Functional Doors: Wood Interior Door - **Door does not latch. Recommend Repair.**



- 5. Functional Windows: Composite Casement. - **Note missing handle on right side and the white handle on the left does not match the window color.**



- 6. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 7. Acceptable HVAC Source: HVAC System Register-Ceiling Mount
- 8. Acceptable Washer Hose Bib: Gate valves - Washer hose bibs are not operated due hook-ups in place or no basin to catch potential leaks.



- 9. Acceptable Washer and Dryer Electrical: 120-240 VAC

Laundry Room and Janitor's Room (Continued)

10. Acceptable **Dryer Vent: Rigid metal - Dryer vents are not tested for functional integrity.**



11. Acceptable **Washer Drain: Drain pan to main drain system - Washer drain integrity is not evaluated as part of this Inspection.**



Garage/Carport

PERIODIC MAINTENANCE: Being careful not to injure yourself, verify the garage door reverses when an obstruction is in a position to interfere with operation. Doors from the garage to the house must be able to sustain a fire for 20 minutes. No openings, such as pet doors, can exist in this door. All garage electrical outlets should be on a GFCI protected electrical circuit. Common cracks in the garage floor are acceptable. Cracks greater in width than 1/8 inch, or showing displacement, should be checked by a structural engineer. Gas fired water heaters and furnace burner cans must be elevated 18 inches off the garage floors.

Tuck under Garage

1. Type of Structure: Tuck under Car Spaces: 1
2. Acceptable **Garage Doors: Insulated aluminum**
3. Acceptable **Door Operation: Mechanized**
4. Acceptable **Door Opener: Lift Master**
5. Functional **Service Doors: Fire rated - Seal is loose at the top of the door. Recommend repair.**



6. Acceptable **Ceiling: Painted Drywall**
7. Acceptable **Ceiling Height (Estimated): Greater than 10 Feet**

Garage/Carport (Continued)

8. Acceptable Walls: Painted Drywall



9. Acceptable Windows: Composite Multi-Pane, Without Screen.

10. Functional Floor/Foundation: Concrete block - **HABITEC recommends repair to fill any crack greater than 1/4 inch in width or where significant differential elevations exist. These cracks do not appear to exceed this dimension.**



11. Acceptable Stairs and Railing: Wood Stairs, Wood Railing



12. Not Present Moisture Penetration: None Observed

13. Acceptable Electrical: 120 VAC outlets and lighting circuits

14. Acceptable Smoke Detector: Operational at the time of inspection.

15. Not Present HVAC Source: None Observed

Air Conditioning

PERIODIC MAINTENANCE: All air conditioning units should be checked and serviced by a qualified technician before the start of each cooling season. Condenser coils outside should be cleaned annually. Verify condensate drains are not blocked and that line set insulation is in tack. HABITEC Inspectors do not nor should the Client or owner operate the air conditioning unit if the outside air temperature is less than 65 degrees.

Split System AC System

Air Conditioning (Continued)

1. Manufacturer: Goodman



2. Area Served: 2nd floor only Approximate Age: 2017

3. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

4. Acceptable Exterior Unit: Pad mounted

5. Type: Central A/C, Split System Capacity: 1.5 Ton

6. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.

7. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees

8. Functional A/C Unit Clearance: Tight - A space of 30 inches X 3 feet should be maintained on all sides of the unit. Both units are mounted on an elevated platform making access difficult. It was impossible to get to the labels so photographs were taken.

9. Acceptable Condenser Fan and Housing: Metal

10. Acceptable Visible Coil: Copper Core with Aluminum Fins

11. Acceptable Refrigerant Lines: Suction Line and Liquid Line

12. Acceptable Exposed Ductwork: Insulated flex

13. Acceptable Electrical Disconnect: Breaker Disconnect

14. Functional Condensate Removal: PVC - The air handler is in the attic to provide heat for the second floor and handle air from the compressor unit outside. HABITEC recommends insulation of the first 10 feet of this drain pipe.



15. Acceptable Thermostat: Individual -

Split System AC System

Air Conditioning (Continued)

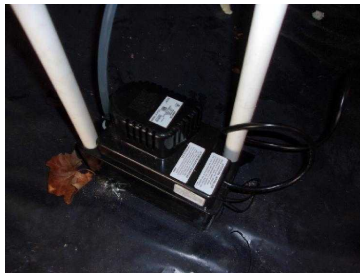
16. Manufacturer: Goodman



17. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

18. Area Served: 1st floor Approximate Age: 2017

19. Acceptable Condensate Removal: PVC - Air handler is in the crawl space.



20. Acceptable Exterior Unit: Pad mounted

21. Fuel Type: 220-240 VAC Temperature Differential: Acceptable

22. Type: Package Unit Capacity: 2 Ton

23. Acceptable Visible Coil: Copper core with aluminum fins

24. Acceptable Refrigerant Lines: Suction line and liquid line

25. Acceptable Thermostat: Individual -

26. Acceptable Electrical Disconnect: Breaker Disconnect



Heating System

PERIODIC MAINTENANCE: Heating units should be inspected and serviced before the start of each heating season. Condensate pumps should be cleaned and operation verified as well. Filters should be cleaned or changed every one to two months, as necessary. Humidifiers should be cleaned and serviced at least once a year. Report any unusual noise, flame patterns exiting the furnace, or excessive blower engagement to a qualified technician. All buildings should have carbon monoxide detectors installed and tested regularly.

Attic Heating System

1. Manufacturer: Goodman



2. Area Served: 2nd floor only Approximate Age: New

3. Acceptable Heating System Operation: Adequate

4. Type: Forced air Capacity: Estimate 80,000 BTUHR based on 4-burner design

5. Fuel Type: Natural gas



6. Acceptable Makeup Air: Open Area Ventilation

7. Acceptable Gas Safety Shutoff: Metal, With Handle, Accessible



8. Acceptable Fuel Manifold: Four Burner

9. Acceptable Flame Pattern: Acceptable

10. Not Inspected Heat Exchanger: Unable to Observe - Inspection of the heat exchanger requires dismantling the furnace or specialized equipment. Dismantling equipment is beyond the scope of this Inspection. You may wish to contact a qualified heating specialist for further evaluation.

11. Acceptable Combustion Chamber: Metal - Only a limited visual observation of the combustion chamber is possible from the front of the furnace. A complete inspection requires the services of a qualified HVAC technician.

12. Unable to Inspect: 65% - A Home Inspection does not involve dismantling equipment. During a Home

Heating System (Continued)

Unable to Inspect: (continued)

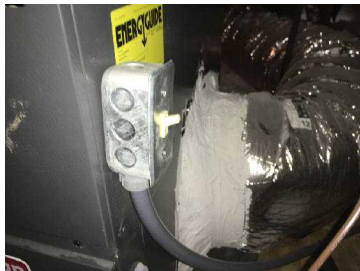
Inspection, combustion chambers can only be observed from the access panel side of the unit. Complete evaluation of the combustion chamber and heat exchanger must be done by a HVAC technician.

13. Acceptable Emergency Drip Pan: Float Switch, PVC Drain, Metal



14. Acceptable Clearances: Adequate - Front clearances should be 24 inches wide and 30 inches deep.

15. Acceptable Electrical Disconnect: Limit Switch

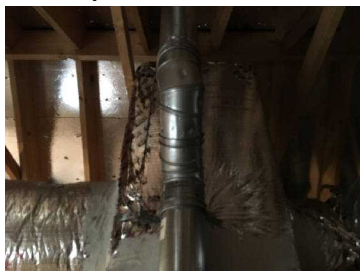


16. Acceptable Circulator/Filter: Blower, Disposable Filter

17. Acceptable Distribution: Insulflex duct, Flexible Duct

18. Acceptable Draft Control: Induction Fan

19. Acceptable Flue Pipe: Double wall



20. Acceptable Thermostat: Individual

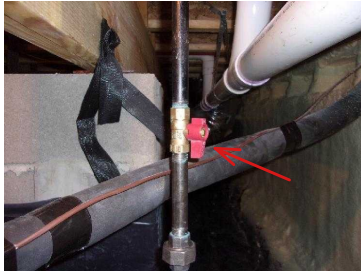
Crawl Space Heating System

21. Manufacturer: Goodman



Heating System (Continued)

22. Area Served: 1st floor Approximate Age: New
23. Acceptable Heating System Operation: Adequate
24. Type: Forced air Capacity: Estimate 80,000 BTUHR based on 4-burner design
25. Fuel Type: Natural gas
26. Acceptable Makeup Air: Open Area Ventilation
27. Acceptable Gas Safety Shutoff: Metal, With Handle, Accessible



28. Acceptable Fuel Manifold: 4-Burner
29. Acceptable Flame Pattern: Acceptable
30. Acceptable Combustion Chamber: Metal - Only a limited visual observation of the combustion chamber is possible from the front of the furnace. A complete inspection requires the services of a qualified HVAC technician.
31. Unable to Inspect: 65% - A Home Inspection does not involve dismantling equipment. During a Home Inspection, combustion chambers can only be observed from the access panel side of the unit. Complete evaluation of the combustion chamber and heat exchanger must be done by a HVAC technician.
32. Acceptable Emergency Drip Pan: Metal
33. Acceptable Clearances: Adequate - Front clearances should be 24 inches wide and 30 inches deep.
34. Acceptable Electrical Disconnect: Limit Switch



35. Acceptable Circulator/Filter: Blower, Disposable Filter
36. Acceptable Distribution: Insulflex duct
37. Acceptable Draft Control: Induction Fan
38. Acceptable Flue Pipe: PVC
39. Not Present Thermostat: Individual

Electrical

PERIODIC MAINTENANCE: Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms, kitchens and laundry rooms. Manually test each GFCI outlet monthly. If the test fails, have the GFCI replaced. Do not use extension cords or lamp cords as permanent installation. Electrical repairs should only be attempted by licensed and qualified personnel.

DISCLAIMER: Unable to observe ground connection inside electrical meter box. Recommend utility verify this connection.

1. Service Size Amps: 200 Volts: 600

2. Acceptable Service: Single Phase



3. Not Present Electrical Mast: Surface Mount-Underground Service To Home

4. Acceptable 120 VAC Branch Circuits: Copper

5. Acceptable 240 VAC Branch Circuits: Copper

6. Acceptable Aluminum Wiring: Main Power Feeders

7. Acceptable Conductor Type: Non-metallic sheathed cable

8. Acceptable Outlets: 120 VAC

9. Acceptable Grounding Electrode System: Rod-in-Ground - HABITEC recommends a Grounding Electrode System that includes rod-in-ground, plumbing and gas line grounding, as applicable.



10. Not Inspected Security System: Observed, Not Evaluated - Inspection of Security Systems is beyond the scope of the Home Inspection. Comments are offered as a courtesy only.

Main Service Panel Electric Panel

11. Acceptable Manufacturer: Square D

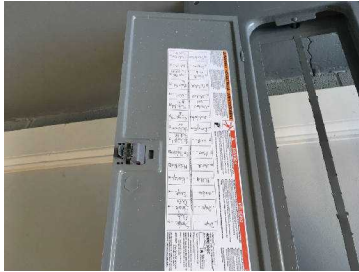


12. Maximum Capacity: 200 Amps

Electrical (Continued)

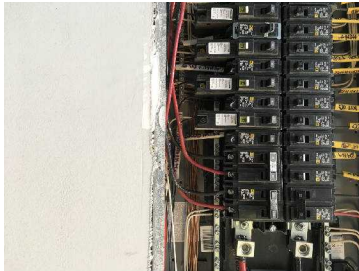
13. Acceptable Breakers: Copper and Aluminum (CuAl)

14. Acceptable Panel/Device Labeling: Adequate - It is beyond the scope of this Inspection to verify that panel labeling is correct.



15. Acceptable Conductor Sizing: Appropriate for Circuit Breakers

16. Acceptable Panel Bonding: Bonded- Panel bonding is imperative to insure protection should the panel become active with current. Panel bonding is imperative to insure protection should the panel become active with current.



17. Acceptable Panel Access Clearance: Unrestricted - Panel access clearance of 30 inches width across and 3 feet depth in front of the panel, extending from the ground/floor to a point 6 feet 6 inches in height, is required for reasonable access by service technicians.

Plumbing

PERIODIC MAINTENANCE: Water pressure is a critical indication of the condition of your plumbing system. Check the water pressure periodically to verify that it is in the range of 40 to 80 psi. Low water pressure can be an indication of incorrect sizing of piping, mineral build-up or corrosion. High water pressure can lead to damaged plumbing devices. Water supply lines in unheated areas should be insulated. Know where your water system shut-off valve is located so you can reach it in a timely manner, if need be. If water is supplied by a private well, it should be analyzed annually for bacteria and other contamination. Water heaters have a life expectancy of 12-15 years. They should be inspected annually to verify a normal heat source and condition of the TPR valve. Any leaks should be reported to a certified plumber. Home water heater capacities - 40 gals. - 2 people; 50 gals. - 2-3 people; 60-70 gals. - 4 people, 75 gals. - more than 4 people, or unusual circumstances

1. Water Source: City How Verified MLS

2. Sewage Disposal: Sewer How Verified: MLS

Plumbing (Continued)

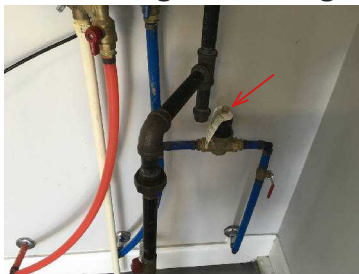
3. Acceptable Service Line: Composite



4. Acceptable Main Water Shutoff: Garage - Main water shutoffs are not operated to confirm capability.



5. Acceptable Pressure Regulator: Garage



6. Acceptable Water Pressure: 60 PSI - Normal water pressure is between 40 and 80 psi. If greater than 80 psi, damage may occur to plumbing fixtures. Water pressure is measured at the exterior hose bib(s) only.

7. Acceptable Water Lines: Composite

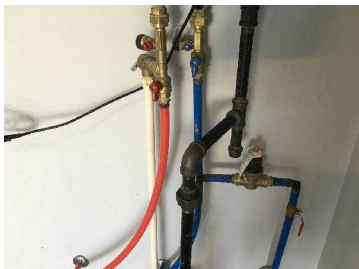
8. Acceptable Drain Pipes: PVC

9. Acceptable Service Caps: PVC

10. Acceptable Vent Pipes: PVC

11. Acceptable Plumbing Pipe Support: Metal Strap

12. Acceptable Gas Service Lines: Cast iron



Plumbing (Continued)

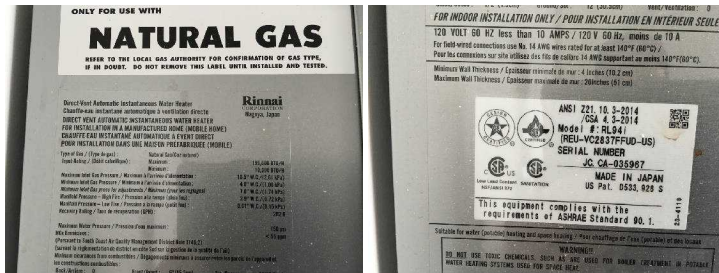
13. Acceptable Gas Pipe Grounding: Adequate



14. Not Present Radon Mitigation System: None Observed - The United States EPA has determined that Middle Tennessee is in a High Risk Level 1 Radon threat area. This is the highest threat condition possible. Radon is an invisible and odorless gas that has been linked to lung cancer. The EPA recommends that all homes should be checked for radon every two years. HABITEC recommends that homes in Middle Tennessee with basements or slabs be tested for radon every year.

Garage Water Heater

15. Manufacturer: Rinnai



16. Approximate Age: New Area Served: Whole Building

17. Type: Gas Capacity: Tankless System

18. Fuel Type: Natural gas

19. Acceptable Water Heater Operation: Adequate

20. Acceptable Water Heater Mount: Wall Mount

21. Acceptable Makeup Air: Adequate

22. Acceptable Gas Safety Shutoff: Accessible, Metal, With Handle

23. Acceptable Electrical Disconnect: Plug

24. Acceptable Access Clearance: Acceptable - Water heater access clearance of 30 inches deep by 36 inches wide is recommended.

25. Acceptable Flue Pipe: PVC

26. Acceptable Draft Control: Forced Air

Structure

PERIODIC MAINTENANCE: Some wood constructed floor systems may have squeaks and all floor systems may have some unevenness due to age or construction. Large depressions or ridges, excessive settling or sagging, and changes in condition of floor structure should be investigated. Annually walk around the outside of the structure to check for small cracks in the foundation. Large cracks usually start out as small cracks. If a crack has uneven edges, have the foundation evaluated by a structural engineer. Walls should be flat and even. Stand back from the building and look at the roof. It should not have any sags

1. Acceptable **Structure Type: Masonry, Wood frame**

2. Acceptable **Foundation: Concrete Block**



3. Acceptable **Cone of Compression: Not Violated**

4. Not Present **Differential Movement: No movement or displacement noted**

5. Acceptable **Bearing Walls: Block**

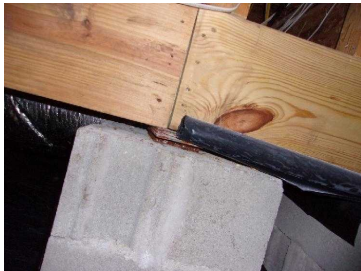
6. Acceptable **Beams: Engineered I-Beam**

7. Wood beam to concrete bearing. Is the 1/2 inch spacing present? Yes **Untreated lumber beams that bear on concrete should have 1/2 inch spacing around the sides of the beam.**

8. Acceptable **Joists/Trusses: Engineered I-Beam, Dimensional Lumber**

9. Not Inspected **Sill Plate to Foundation Connection: Unable to Observe**

10. Acceptable **Piers/Posts: Block piers and posts**



11. Acceptable **Subfloor: Dimensional wood**

Crawl Space

PERIODIC MAINTENANCE: Some dampness is common in crawl spaces. However, every effort should be made to minimize moisture in the crawl space. Proper ventilation and a 6-mil plastic moisture barrier covering all open ground and attached up the crawl space wall and foundation pier walls is important. Periodically have the crawl space inspected to verify structural, electrical, mechanical and plumbing integrity.

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Not Inspected Unable to Inspect: 30% - Complete access blocked by HVAC ductwork or limited access.
3. Acceptable Access: Metal Door
4. Acceptable Access Point: Exterior of the House
5. Marginal Moisture Penetration: Evidence of Active Moisture Penetration - **Northwest corner of the crawl space has active moisture penetration. Infrared analysis suggests the area is approximately 30" in length. Recommend Repair.**



6. Acceptable Moisture Barrier: Plastic Over Gravel
7. Not Present Positive Drain: None Observed - **The builder indicated there was a positive drain but I was unable to locate it in the crawl space. Recommend you ask the builder to confirm.**
8. Acceptable Ventilation: Vents
9. Not Present HVAC Source: HVAC System Register - A source of conditioned air with a one-way check valve is recommended for encapsulated crawl spaces. .
10. Not Present Insulation: None Observed



11. Not Present Vapor Barrier: None Observed



12. Acceptable Electrical: 120-240 VAC
13. Not Present Radon Mitigation System: None Observed - The United States EPA says Middle Tennessee is in a

Crawl Space (Continued)

Radon Mitigation System: (continued)

High Risk Level 1 Radon threat area. This is the highest threat condition possible. Radon is an odorless and invisible gas that has been linked to lung cancer. The EPA recommends that all homes should be checked for radon every two years. HABITEC recommends that homes in Middle Tennessee with basements or slabs be tested for radon every year!

Functional Summary

Lots and Grounds

1. **Grading:** Moderate slope, Flat, Negative slope - The grading and driveway is directing water to the base of the first step at the front of the home. Recommend Repair (Photo 2). Water is collecting between the two homes and does not appear to have sufficient drainage (Photo 3).



Exterior Surface and Components

2. **1st Floor Exterior Surface.** Exterior Surface Type: Brick Veneer - Potential for water penetration noted in unsealed areas. Recommend sealing to prevent water intrusion.



3. **2nd Floor Exterior Surface** Exterior Surface Type: Composite Siding - Several cut outs not sealed and along mating surfaces. The surface behind the electrical panels does not appear to be treated. Recommend Repair.

Exterior Surface and Components (Continued)

Type: (continued)



4. Trim: Composite - Meeting surfaces should be sealed to prevent water intrusion. Recommend Repair.



5. Entry Doors: Front Door, Framed Glass, Wood - Note gap in upper right hand corner.



6. Steps/Stoops: Concrete, Brick - Note crack in brick in Photo 2. Recommend Repair.



7. Porch: Concrete, Covered - Roof is not Finished.

Exterior Surface and Components (Continued)

Porch: (continued)



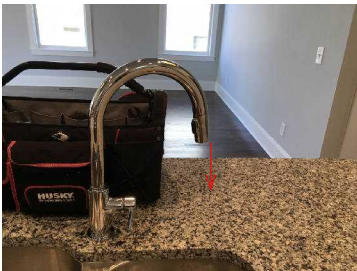
Roof

8. Valleys: Composite Shingle - The gutter system servicing this area of the home does not appear to be sufficient to handle the volume of water coming from the roof. Recommend confirmation that this has been considered and is sufficient.



Kitchen

9. 1st Floor Kitchen Faucets/Fixtures: Single Handle with Spray Head - Faucet is not equipped with a stop. Recommend repair.



10. 1st Floor Kitchen HVAC Source: HVAC System Register-Floor Mount - Significant debris was observed in the supply duct(s) below the register(s). Photo is representative. Recommend cleaning.



Functional Summary (Continued)

Living Space

11. 1st Floor Hall Living Space Electrical: 120 VAC outlets and lighting circuits - **Bulb appears to be out. Recommend Re-lamp and retest.**



12. 1st Floor Office Living Space Walls: Painted Drywall - **Miter joints are not sealed.**



13. 1st Floor Office Living Space Doors: Double Doors - **Door does not close properly. Recommend Repair.**



14. 1st Floor Office Living Space HVAC Source: HVAC System Register-Floor Mount - **Significant debris was observed in the supply duct(s) below the register(s). Photo is representative. Recommend cleaning.**



Functional Summary (Continued)

15. Living Room Living Space Floor: Wood - Floor is split at the vent below window. Recommend Replacement.

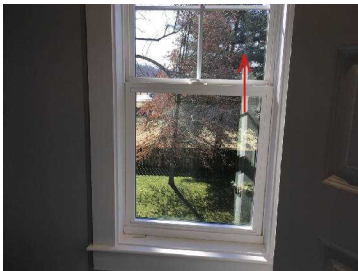


Bathroom

16. Master Bathroom Doors: Double Doors - Right door is difficult to close. Recommend repair.



17. Master Bathroom Windows: Composite Fixed Pane, Composite Multi-Pane, Without Screen. - Window is difficult to open. Recommend Repair.



18. Master Bathroom Sink/Basin: Molded dual bowl, With Overflow Protection - There is paper in the right sink Overflow.

19. Master Bathroom Shower/Surround: Ceramic Tile Pan, Ceramic Tile Surround - Note paint.



Functional Summary (Continued)

20. East Bedroom Bathroom Sink/Basin: Molded single bowl, With Overflow Protection - **Overflow has paper in it.**



21. East Bedroom Bathroom Tub/Surround: Porcelain tub and ceramic tile surround



22. East Bedroom Bathroom Tub Enclosure: None Observed - **Tub to floor joint needs to be repaired.**

23. East Bedroom Bathroom Sink/Basin: Molded single bowl, With Overflow Protection - **Overflow has paper in it.**



Bedroom

24. Master Bedroom Bedroom HVAC Source: HVAC System Register-Ceiling Mount - **Air return is very noisy. Recommend Repair.**



Functional Summary (Continued)

25. East Bedroom Bedroom Walls: Painted Drywall - **Note Paint**



26. North Bedroom Bedroom Windows: Composite Multi-Pane, Without Screen, Composite casement - **Windows do not have handles for opening.**

Laundry Room and Janitor's Room

27. 2nd Floor Laundry Room/Area Doors: Wood Interior Door - **Door does not latch. Recommend Repair.**



28. 2nd Floor Laundry Room/Area Windows: Composite Casement. - **Note missing handle on right side and the white handle on the left does not match the window color.**



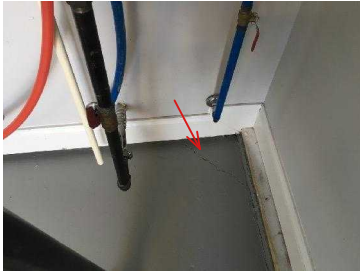
Garage/Carport

29. Tuck under Garage Service Doors: Fire rated - **Seal is loose at the top of the door. Recommend repair.**



Functional Summary (Continued)

30. Tuck under Garage Floor/Foundation: Concrete block - HABITEC recommends repair to fill any crack greater than 1/4 inch in width or where significant differential elevations exist. These cracks do not appear to exceed this dimension.



Air Conditioning

31. Split System AC System A/C Unit Clearance: Tight - A space of 30 inches X 3 feet should be maintained on all sides of the unit. Both units are mounted on an elevated platform making access difficult. It was impossible to get to the labels so photographs were taken.
32. Split System AC System Condensate Removal: PVC - The air handler is in the attic to provide heat for the second floor and handle air from the compressor unit outside. HABITEC recommends insulation of the first 10 feet of this drain pipe.



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Crawl Space

1. Main Crawl Space Moisture Penetration: Evidence of Active Moisture Penetration - Northwest corner of the crawl space has active moisture penetration. Infrared analysis suggests the area is approximately 30" in length. Recommend Repair.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Kitchen

1. 1st Floor Kitchen Disposal: In-Sinkerator - **Inoperative-Outlets servicing this connection had no power. There were no tripped breakers in the electrical panel. Recommend Repair.**

