



# New Southern Home Inspection

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Inspector: Christopher Dobbs

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## Property Inspection Report

Client(s): **John and Jane Doe**

Property address: **123 America Blvd.**

**Any Town, US 12345**

Inspection date: **Friday, March 13, 2015**

This report published on Monday, April 27, 2015 4:19:23 PM CDT

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### 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:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information
	<b>Conductive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

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## General Information

**Report number:** 3132015

**Time started:** 11:00 am

**Time finished:** 2:00 pm

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Rain, Heavy rain, Windy

**Temperature during inspection:** Cool, 55

**Inspection fee:** \$375.00

**Payment method:** Check

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** Approximate age 6 years

**Source for main building age:** Municipal records or property listing

**Occupied:** Yes, Furniture or stored items were present

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1)  Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Photo 1-1



Photo 1-2



Photo 1-3

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## **Grounds**

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Level

**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:** Required repairs, replacement and/or evaluation (see comments below)

**Deck, patio, porch cover material and type:** Open, Wood Pergola

**Deck, porch and/or balcony material:** Concrete

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- 2)   One or more deck, patio and/or porch covers were deteriorated, substandard, non-standard and/or over-spanned. Recommend that a qualified person repair or replace as necessary, and per standard building practices.

Inspector noted various rafters at the rear patio pergola may be over spanned, are warped and appear to be pulling loose from the lintel framing. The columns adjacent to the home do not appear to have proper footings installed and appear to be attached to the concrete patio with unapproved metal brackets and fasteners.



Photo 2-1



Photo 2-2

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- 3)   Significant amounts of standing water was visible along the left side of the property, and no drain was visible. Recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil and or trenching to shed water accumulations away from structure.



Photo 3-1

## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground, with binoculars


**Condition of wall exterior covering:** Required repairs, replacement and/or evaluation (see comments below)

**Wall covering:** Vinyl, Brick veneer

**Apparent foundation type:** Concrete slab on grade

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Poured in place concrete

4)  Some sections of siding and/or trim were warped and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

There is mechanical damage to the vinyl siding along the right side and left side around the electric meter area, the left rear vinyl siding is warped or loose and the left side metal fascia is loose near the peak area.

The inspector also noted various sections of the vinyl siding has paint/stain over sprayed from the apparent painting/staining of the fencing and rear patio pergola areas.




Photo 4-1




Photo 4-2

**Photo 4-3****Photo 4-4**

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- 5)  One or more exhaust duct end caps were clogged with debris. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.



Located along the left side exterior.

**Photo 5-1**

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- 6)  One or more minor cracks (1/8 inch or less) were found in the foundation along the right and left side. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



**Photo 6-1**

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- 7)   Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



**Photo 7-1**



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- 8)   Caulk was deteriorated in some areas. For example, around windows, around doors, at siding butt joints, at siding-trim junctions and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporhost.com/?CAULK>



Photo 8-1

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Partially traversed, Viewed from eaves on ladder, Viewed from ground with binoculars



**Condition of roof surface material:** Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Apparent number of layers of roof surface material:** One

**Condition of gutters, downspouts and extensions:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

9)   Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Inspector noted lifting shingles in various locations, mechanical damage to the shingles along the front and rear lower roof areas, evidence of possible hail and or storm damage in various locations of the shingles, evidence of previous repair to the right front side upper roof area, there is flashing and or caulking needed along the front lower roof/brick veneer/vinyl siding junction areas to prevent water penetration. The inspector also recommends pipe extensions be added to the rear upper downspout to the lower roof gutter area to prevent premature wear and tear to the shingles. Recommend further evaluation for possible repairs by a licensed qualified roofing contractor prior to closing.





Photo 9-1



Photo 9-2




Photo 9-3



Photo 9-4

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10)  Extensions such as splash blocks or drain pipes for one or more downspouts were poorly sloped, misaligned and/or substandard. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

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## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed, Not inspected because no access was found

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Not determined (inaccessible or obscured)

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


**Ceiling insulation material:** Fiberglass loose fill

**Approximate attic insulation R value (may vary in areas):** R-30

**Condition of roof ventilation:** Appeared serviceable

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

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11)  No accessible attic spaces were found or inspected along the front and rear lower roof areas at this property. Such access points may be obscured by wall structures or wall finishes. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

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## 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:** Hollow core

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Required repair, replacement and/or evaluation (see comments below)

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Required repair or evaluation (see comments below)

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12)  The automatic door opener's cover plate and or wiring appeared substandard. Recommend that a qualified contractor evaluate and repair or replace as necessary.



Photo 12-1

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## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or

sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 2

**Service voltage (volts):** 120-240

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Not determined (components inaccessible or obscured)

**Main disconnect rating (amps):** 225

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Appeared serviceable

**Condition of sub-panel(s):** Not determined (inaccessible or obscured, or panels not opened)

**Location of main service panel #A:** Left exterior

**Location of main service panel #B:** Garage

**Location of main disconnect:** Breaker at top of main service panel



**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** Yes

**Smoke alarms installed:** Yes, but not tested

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13)   Extension cords were being used as permanent wiring along the rear patio pergola area. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure or weather resistant resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment and fixtures.

**Photo 13-1**

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- 14) 🛠️ The weather cover for the rear patio outlet was missing or broken. These weather covers are intended to keep out water, contain fire and prevent electric shock from occurring due to exposed outlet to the elements. The upstairs floor outlet is loose in the outlet box. Recommend that a qualified person repair as necessary.

**Photo 14-1****Photo 14-2**

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- 15) 🛠️ Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit: <http://www.reporthost.com/?SMKALRM>

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- 16) 🛠️ The inspector was unable to open and evaluate panel(s) #B because items were blocking access. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.



Photo 16-1

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## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Water pressure (psi):** 45 psi

**Location of main water shut-off:** In utility room, Off laundry

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper, PEX plastic

**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

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## **Water Heater**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Not determined (inaccessible, obscured, or water, power or gas service off)

**Type:** Tank



**Energy source:** Natural gas

**Capacity (in gallons):** Not determined (label obscure or inaccessible)

**Location of water heater:** Utility room, Off laundry

**Condition of burners:** Not determined (inaccessible, obscured, or gas service off)

**Condition of venting system:** Not determined (inaccessible, obscured, or gas service off)

**17)**   The gas water heater was inaccessible do to owner belongings and combustibles blocking the view of the inspector. Combustible materials were found too close to the sides and/or front of the water heater. General guidelines require the following clearances:

Minimum 6 inches from the top and sides

Minimum 24 inches from the front when gas-fueled

Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:

Research manufacturer's installation instructions to verify minimum allowable clearances

Move combustible materials or have a qualified person make repairs as necessary. Recommend contacting a licensed professional plumber for complete evaluation prior to closing.

## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Furnace

**General heating distribution type(s):** Ducts and registers

**Forced air heating system fuel type:** Natural gas

**Location of forced air furnace:** Utility room, Off laundry

**Location for forced air filter(s):** Behind return air grill(s)

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Not determined (inaccessible, obscured, or gas or oil service off)

**Type of combustion air supply:** Vented door

**Condition of venting system:** Appeared serviceable



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

**Cooling system and/or heat pump fuel type:** Electric

**Location:** Left exterior

**Type:** Split system

**Condition of controls:** Appeared serviceable

**18)**   Combustible materials and owner belongings were found too close to the sides and/or front of the furnace cabinet. General guidelines require the following clearances:

- Minimum 6 inches from the top and sides
- Minimum 24 inches from the front when oil-fueled
- Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:


- Research manufacturer's installation instructions to verify minimum allowable clearances
- Move combustible materials or have a qualified person make repairs as necessary

Recommend full evaluation and or service by a licensed HVAC contractor prior to closing.



**Photo 18-1**

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**19)**  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



**Photo 19-1**

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**20)**  Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.



Photo 20-1

21) **i** 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. Recommend contacting a licensed HVAC contractor for full evaluation prior to closing.



Photo 21-1

## Fireplaces, Stoves, Chimneys and Flues


**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.



**Condition of gas-fired fireplaces or stoves:** Appeared serviceable

**Gas fireplace or stove type:** Metal pre-fab fireplace

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22)  The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

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## **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:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Required repair, replacement and/or evaluation (see comments below)

**Condition of range, cooktop or oven:** Required repair, replacement and/or evaluation (see comments below)



**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

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23)   The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporthost.com/?ATB>

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24)   The dishwasher was loose in the cabinet. Recommend that a qualified specialist evaluate and repair or replace as necessary.

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25)  The floor cabinet door hinge was damaged or broken. Recommend that a qualified person repair or replace as necessary.



Photo 25-1

## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Master bath, second floor

**Location #B:** Full bath, second floor

**Location #C:** Half bath, first floor

**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:** Required repair, replacement and/or evaluation (see comments below)

**Condition of bathtubs and related plumbing:** Appeared serviceable


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

**Condition of ventilation systems:** Appeared serviceable

**240 volt receptacle for laundry equipment present:** Yes

26)  The toilet at location(s) #A didn't flush or had a weak flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.

Master bath

27)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #A and B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.


28)  Gaps, no caulk, or substandard caulking were found between the shower enclosure and the floor at location(s) #. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 28-1

- 29) 🛠️ The bathtub at location(s) #B drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Metal, Sliding glass

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Vinyl

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

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


**Flooring type or covering:** Carpet, Vinyl, linoleum or marmoleum, Wood or wood products

**Condition of stairs, handrails and guardrails:** Appeared serviceable


- 30) 🛠️ 🚧 Carpeting in one or more areas upstairs was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

**Photo 30-1**


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**31)**  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

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**32)**  The 1/2 bath entry door wouldn't latch or was difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

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**33)**  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC>

**Photo 33-1****Photo 33-2**



Photo X-1

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# New Southern Home Inspection

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Phone: (615) 589-0142

5004 Millerwood Dr

Nashville TN 37211-5337

Inspector: Christopher Dobbs

Tennessee State License # 1194

## Summary

Client(s): **John and Jane Doe**

Property address: **123 America Blvd.**









**Any Town, US 12345**


Inspection date: **Friday, March 13, 2015**

This report published on Monday, April 27, 2015 4:19:23 PM CDT

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Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

	<b>Conducive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)
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## Grounds

2  - One or more deck, patio and/or porch covers were deteriorated, substandard, non-standard and/or over-spanned. Recommend that a qualified person repair or replace as necessary, and per standard building practices.

Inspector noted various rafters at the rear patio pergola may be over spanned, are warped and appear to be pulling loose from the lintel framing. The columns adjacent to the home do not appear to have proper footings installed and appear to be attached to the concrete patio with unapproved metal brackets and fasteners.



Photo 2-1



Photo 2-2

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## Garage or Carport


12  - The automatic door opener's cover plate and or wiring appeared substandard. Recommend that a qualified contractor evaluate and repair or replace as necessary.





Photo 12-1

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## Electric


**13**  - Extension cords were being used as permanent wiring along the rear patio pergola area. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure or weather resistant resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment and fixtures.



Photo 13-1




**14**  - The weather cover for the rear patio outlet was missing or broken. These weather covers are intended to keep out water, contain fire and prevent electric shock from occurring due to exposed outlet to the elements. The upstairs floor outlet is loose in the outlet box. Recommend that a qualified person repair as necessary.



Photo 14-1





Photo 14-2

**15**   - Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit: <http://www.reporthost.com/?SMKALRM>

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## Water Heater

**17**   - The gas water heater was inaccessible do to owner belongings and combustibles blocking the view of the inspector. Combustible materials were found too close to the sides and/or front of the water heater. General guidelines require the following clearances:

Minimum 6 inches from the top and sides

Minimum 24 inches from the front when gas-fueled

Minimum 18 inches from the front when electric




This is a potential fire hazard. Recommend any or all of the following as necessary:

Research manufacturer's installation instructions to verify minimum allowable clearances

Move combustible materials or have a qualified person make repairs as necessary. Recommend contacting a licensed professional plumber for complete evaluation prior to closing.

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## Heating, Ventilation and Air Condition (HVAC)

**18**    - Combustible materials and owner belongings were found too close to the sides and/or front of the furnace cabinet. General guidelines require the following clearances:

- Minimum 6 inches from the top and sides
- Minimum 24 inches from the front when oil-fueled
- Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:

- Research manufacturer's installation instructions to verify minimum allowable clearances
- Move combustible materials or have a qualified person make repairs as necessary

Recommend full evaluation and or service by a licensed HVAC contractor prior to closing.



Photo 18-1

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## Fireplaces, Stoves, Chimneys and Flues

22 🔍 - The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

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## Kitchen

23 🛠️ - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporthost.com/?ATB>

24 🔍 - The dishwasher was loose in the cabinet. Recommend that a qualified specialist evaluate and repair or replace as necessary.

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## Bathrooms, Laundry and Sinks

26 🛠️ - The toilet at location(s) #A didn't flush or had a weak flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.

Master bath

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## Interior, Doors and Windows

30 🛠️ - Carpeting in one or more areas upstairs was loose and posed a trip hazard. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 30-1